

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

5c/381 Toorak Road, South Yarra Vic 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$668,000

Median sale price

Median price

\$605,000

House

Unit

X

Suburb

South Yarra

Period - From

01/10/2017

to

30/09/2018

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	6C/381 Toorak Rd SOUTH YARRA 3141	\$715,000	15/09/2018
2	6/161 Alexandra Av TOORAK 3142	\$688,000	01/12/2018
3	501/200 Toorak Rd SOUTH YARRA 3141	\$660,000	30/06/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price

\$668,000

Median Unit Price

Year ending September 2018: \$605,000

Comparable Properties



6C/381 Toorak Rd SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$715,000

Method: Private Sale

Date: 15/09/2018

Rooms: -

Property Type: Apartment



6/161 Alexandra Av TOORAK 3142 (REI)

Agent Comments



Price: \$688,000

Method: Auction Sale

Date: 01/12/2018

Rooms: -

Property Type: Apartment



501/200 Toorak Rd SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$660,000

Method: Private Sale

Date: 30/06/2018

Rooms: -

Property Type: Apartment