

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

602N/229 Toorak Road, South Yarra 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$ 375,000

or range between

\$

&

\$

Median sale price

Median price

\$ 395,000

Property type

unit

Suburb

South Yarra 3141

Period - From

July'19

to

Sept'19

Source

REA

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 3A/238 Toorak Road, South Yarra	\$ 369,000	13/09/2019
2 103/69-77 River Street, South Yarra	\$ 362,500	21/09/2019
3 303/36-38 Darling Street, South Yarra	\$ 375,000	25/07/2019

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.~~

This Statement of Information was prepared on:

22/10/2019 17:00