

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

502/200 Toorak Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$640,000

&

\$680,000

Median sale price

Median price \$637,750

Property Type Unit

Suburb South Yarra

Period - From 01/10/2019

to 30/09/2020

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	501/31 Grattan St PRAHRAN 3181	\$680,000	31/05/2020
2	405/6 Murphy St SOUTH YARRA 3141	\$669,000	03/07/2020
3	602/312 Swan St RICHMOND 3121	\$640,000	13/06/2020

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:

04/11/2020 11:33

Phoebe Hnarakis

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Indicative Selling Price

\$640,000 - \$680,000

Median Unit Price

Year ending September 2020: \$637,750



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties

501/31 Grattan St PRAHRAN 3181 (VG)

Agent Comments

2 - -

Price: \$680,000

Method: Sale

Date: 31/05/2020

Property Type: Strata Unit/Flat



405/6 Murphy St SOUTH YARRA 3141 (REI/VG) **Agent Comments**

2 2 1

Price: \$669,000

Method: Private Sale

Date: 03/07/2020

Rooms: 5

Property Type: Apartment



602/312 Swan St RICHMOND 3121 (REI/VG)

Agent Comments

2 2 1

Price: \$640,000

Method: Auction Sale

Date: 13/06/2020

Rooms: 3

Property Type: Apartment