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 betweer	\$640,000		&		\$680,000				
Median sale p	rice								
Median price	\$637,750	Pro	operty Type	Unit			Suburb	South Yarra	
Period - From	01/10/2019	to	30/09/2020		So	urce	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.

Ade	dress 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



WE DELIVER ... Biggin Scott





Property Type: Apartment Agent Comments

9520 9020 0433 222 453 phnarakis@bigginscott.com.au **Indicative Selling Price**

Phoebe Hnarakis

\$640,000 - \$680,000 **Median Unit Price** Year ending September 2020: \$637,750

Comparable Properties



Agent Comments



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



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



Property Type: Apartment

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Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.