## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

**Price** 

<b>Property</b>	offered t	for sale
-----------------	-----------	----------

Address	9/29 May Road, Toorak Vic 3142
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$579,000

#### Median sale price

Median price \$1,250,000	Property Type	Unit	Suburb	Toorak
Period - From 01/07/2022	to 30/06/2023	3 Sour	rce 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

1	5/43 Murray St PRAHRAN 3181	\$550,000	05/10/2023
2	2/55 Caroline St SOUTH YARRA 3141	\$560,000	24/05/2023
3	11/29 May Rd TOORAK 3142	\$586,056	16/06/2023

#### 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:	09/10/2023 10:57



Date of sale



James Annett 03 9509 0411 0422 930 845 james.annett@belleproperty.com

**Indicative Selling Price** \$579,000 **Median Unit Price** Year ending June 2023: \$1,250,000





**Agent Comments** 



# Comparable Properties



5/43 Murray St PRAHRAN 3181 (REI)





Price: \$550,000 Method: Private Sale Date: 05/10/2023

Property Type: Apartment

**Agent Comments** 



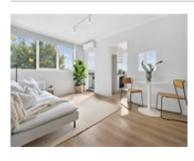
2/55 Caroline St SOUTH YARRA 3141 (REI/VG) Agent Comments





Price: \$560,000 Method: Private Sale Date: 24/05/2023

Property Type: Apartment



11/29 May Rd TOORAK 3142 (REI/VG)





Price: \$586.056

Method: Sold Before Auction

Date: 16/06/2023

Property Type: Apartment

Agent Comments

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



