

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

210/229 TOORAK ROAD SOUTH YARRA VIC 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

\$300,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$582,499

Property type

Unit

Suburb

South Yarra

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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 6 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

504/229 TOORAK ROAD SOUTH YARRA VIC 3141	\$346,000	12-Oct-23
1004/10 CLAREMONT STREET SOUTH YARRA VIC 3141	\$310,000	18-Aug-23
717/8 DALY STREET SOUTH YARRA VIC 3141	\$320,000	12-Sep-23

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 6 months.~~

This Statement of Information was prepared on: 02 November 2023



504/229 TOORAK ROAD SOUTH YARRA VIC 3141

1 1 -

Sold Price

^{RS} \$346,000

Sold Date

12-Oct-23

Distance

0km



1004/10 CLAREMONT STREET SOUTH YARRA VIC 3141

1 1 -

Sold Price

\$310,000

Sold Date

18-Aug-23

Distance

0.09km



717/8 DALY STREET SOUTH YARRA VIC 3141

1 1 -

Sold Price

\$320,000

Sold Date

12-Sep-23

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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