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

315/229 Toorak Road, South Yarra Vic 3141

Indicative selling price

For the meaning of this price see	consumer.vic.gov.au/underquoting
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Single price \$369,000

Median sale price

Median price	\$632,500	Pro	operty Type Unit	t	Suburb	South Yarra
Period - From	01/04/2019	to	31/03/2020	Sourc	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	107/77 River St SOUTH YARRA 3141	\$370,000	13/02/2020
2	1110/3 Yarra St SOUTH YARRA 3141	\$360,000	17/01/2020
3			

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:

19/05/2020 10:24



WE DELIVER ... Biggin Scott

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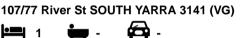




Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$369,000 **Median Unit Price** Year ending March 2020: \$632,500

Comparable Properties



Agent Comments



Price: \$370,000 Method: Sale Date: 13/02/2020 Property Type: Strata Unit/Flat



1110/3 Yarra St SOUTH YARRA 3141 (REI/VG) Agent Comments



Price: \$360,000 Method: Sale by Tender Date: 17/01/2020 Property Type: Apartment

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.

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.