

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

201/229 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

or range
between

\$330,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$582,499

Property type

Unit

Suburb

South Yarra

Period-from

01 Oct 2022

to

30 Sep 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

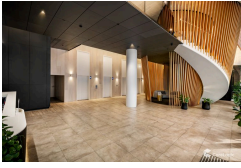
Date of sale

| | | |
|--|-----------|-----------|
| 1105/7 CLAREMONT STREET SOUTH YARRA VIC 3141 | \$390,000 | 13-Aug-23 |
| 1211/3 YARRA STREET SOUTH YARRA VIC 3141 | \$345,000 | 03-Jun-23 |
| 1510/3 YARRA STREET SOUTH YARRA VIC 3141 | \$336,800 | 25-Jul-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: 24 October 2023



**1105/7 CLAREMONT STREET
SOUTH YARRA VIC 3141**

1 1 -

Sold Price **\$390,000** Sold Date **13-Aug-23**

Distance **0.14km**



**1211/3 YARRA STREET SOUTH
YARRA VIC 3141**

1 1 -

Sold Price **\$345,000** Sold Date **03-Jun-23**

Distance **0.18km**



**1510/3 YARRA STREET SOUTH
YARRA VIC 3141**

1 1 -

Sold Price **\$336,800** Sold Date **25-Jul-23**

Distance **0.18km**

RS = Recent sale

UN = Undisclosed Sale

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