

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

404/200 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

\$388,800

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

204/163-165 CREMORNE STREET CREMORNE VIC 3121	\$420,000	19-Sep-23
604/55 QUEENS ROAD MELBOURNE VIC 3004	\$410,000	28-Aug-23
14/2 MADDOCK STREET WINDSOR VIC 3181	\$407,500	28-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: 22 November 2023

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**204/163-165 CREMORNE STREET
CREMORNE VIC 3121**

Sold Price

^{RS} **\$420,000** Sold Date **19-Sep-23**

1 1 1

Distance **1.09km**



**604/55 QUEENS ROAD
MELBOURNE VIC 3004**

Sold Price

\$410,000 Sold Date **28-Aug-23**

1 1 1

Distance **1.68km**



**14/2 MADDOCK STREET WINDSOR
VIC 3181**

Sold Price

\$407,500 Sold Date **28-Jul-23**

1 1 1

Distance **1.78km**

RS = Recent sale

UN = Undisclosed Sale

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