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	604/200 Toorak Road, South Yarra Vic 3141
Including suburb and	
postcode	

Indicative selling price

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

Range between \$380,000 & \$4	\$415,000
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Median sale price

Median price	\$651,000	Pro	perty Type	Jnit		Suburb	South Yarra
Period - From	01/04/2021	to	31/03/2022		Source	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

Add	dress of comparable property	Price	Date of sale
1	404/227 Toorak Rd SOUTH YARRA 3141	\$405,000	30/01/2022
2	405N/229 Toorak Rd SOUTH YARRA 3141	\$405,000	24/03/2022
3	614/229 Toorak Rd SOUTH YARRA 3141	\$390,000	16/02/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	21/04/2022 09:25





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Indicative Selling Price \$380,000 - \$415,000 Median Unit Price Year ending March 2022: \$651,000





Property Type: House (Previously Occupied - Detached)

Agent Comments

Comparable Properties



404/227 Toorak Rd SOUTH YARRA 3141 (VG)

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Price: \$405,000 Method: Sale Date: 30/01/2022

Property Type: Strata Unit/Flat

Agent Comments



405N/229 Toorak Rd SOUTH YARRA 3141 (REI) Agent Comments





Price: \$405,000 Method: Private Sale Date: 24/03/2022

Property Type: Apartment



614/229 Toorak Rd SOUTH YARRA 3141

(REI/VG)

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Price: \$390,000 Method: Private Sale Date: 16/02/2022

Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



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