

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

301/339 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

\$1,950,000

&

\$2,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$616,500

Property type

Unit

Suburb

South Yarra

Period-from

01 Apr 2021

to

31 Mar 2022

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

102/19 CHAMBERS STREET SOUTH YARRA VIC 3141	\$2,160,000	13-Jul-21
201/6 CROMWELL ROAD SOUTH YARRA VIC 3141	\$2,200,000	11-May-21
1503/666 CHAPEL STREET SOUTH YARRA VIC 3141	\$2,100,000	09-Aug-21

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: 01 April 2022

**102/19 CHAMBERS STREET SOUTH
YARRA VIC 3141**

Sold Price

\$2,160,000

Sold Date

13-Jul-21

3

-

-

Distance

-

**201/6 CROMWELL ROAD SOUTH
YARRA VIC 3141**

Sold Price

\$2,200,000

Sold Date

11-May-21

3

2

2

Distance

-

**1503/666 CHAPEL STREET SOUTH
YARRA VIC 3141**

Sold Price

\$2,100,000

Sold Date

09-Aug-21

3

3

2

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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