

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

1401/229 Toorak Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$350,000 & \$380,000

Median sale price

Median price \$573,000 Property Type Unit Suburb South Yarra

Period - From 01/07/2023 to 30/06/2024 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 | Price | Date of sale |
|---|--------------------------------------|-----------|--------------|
| 1 | 418/8 Daly St SOUTH YARRA 3141 | \$385,000 | 23/07/2024 |
| 2 | 822/8 Daly St SOUTH YARRA 3141 | \$345,000 | 29/05/2024 |
| 3 | 102/10 Claremont St SOUTH YARRA 3141 | \$365,000 | 28/05/2024 |

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: 05/08/2024 11:28



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$350,000 - \$380,000

Median Unit Price

Year ending June 2024: \$573,000

Comparable Properties



418/8 Daly St SOUTH YARRA 3141 (REI)

Agent Comments

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Price: \$385,000

Method: Private Sale

Date: 23/07/2024

Property Type: Apartment



822/8 Daly St SOUTH YARRA 3141 (VG)

Agent Comments

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Price: \$345,000

Method: Sale

Date: 29/05/2024

Property Type: Strata Unit/Flat



102/10 Claremont St SOUTH YARRA 3141 (REI)

Agent Comments

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Price: \$365,000

Method: Private Sale

Date: 28/05/2024

Property Type: Unit

Account - Little Real Estate | P: 07 3037 0255