

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	202/200 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

Single price \$585,000

Median sale price

Median price	\$614,000	Hou	se	Unit	Х		Suburb	South Yarra
Period - From	01/10/2016	to	30/09/2017		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

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1	304/229 Toorak Rd SOUTH YARRA 3141	\$630,000	28/06/2017
2	112N/229 Toorak Rd SOUTH YARRA 3141	\$590,000	17/07/2017
3	6/401 Toorak Rd SOUTH YARRA 3141	\$570,000	11/11/2017

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.

Account - Wilson | P: 03 9525 4166 | F: 03 9534 0765





Price

Date of sale

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Rooms: Property Type: Apartment **Agent Comments**

Indicative Selling Price \$585,000 **Median Unit Price** Year ending September 2017: \$614,000

Comparable Properties



304/229 Toorak Rd SOUTH YARRA 3141 (REI)

Price: \$630,000 Method: Private Sale Date: 28/06/2017

Rooms: 3

Property Type: Apartment



112N/229 Toorak Rd SOUTH YARRA 3141 (REI) Agent Comments

Price: \$590,000 Method: Private Sale Date: 17/07/2017

Rooms: 4

Property Type: Apartment



6/401 Toorak Rd SOUTH YARRA 3141 (REI)

Price: \$570,000 Method: Auction Sale Date: 11/11/2017 Rooms: 3

Property Type: Apartment

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments

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