

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 202/200 Toorak Road, South Yarra Vic 3141

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 House Unit X 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	Price	Date of sale
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.



 2  2  1

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) **Agent Comments**

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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**

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Price: \$590,000
Method: Private Sale
Date: 17/07/2017
Rooms: 4
Property Type: Apartment



6/401 Toorak Rd SOUTH YARRA 3141 (REI) **Agent Comments**

 2  1  1

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