

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

204/229 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

\$575,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Jul 2020

to

30 Jun 2021

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

506/229 Toorak Road South Yarra VIC 3141	\$600,000	13-May-21
203/200 Toorak Road South Yarra VIC 3141	\$590,000	17-Jun-21
602/3 Yarra Street South Yarra VIC 3141	\$580,000	13-Jan-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.~~

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506/229 Toorak Road South Yarra VIC 3141

Sold Price

\$600,000

Sold Date

13-May-21

2 2 1

Distance

-



203/200 Toorak Road South Yarra VIC 3141

Sold Price

\$590,000

Sold Date

17-Jun-21

2 2 1

Distance

0.13km



602/3 Yarra Street South Yarra VIC 3141

Sold Price

\$580,000

Sold Date

13-Jan-21

2 2 1

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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