

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	34/380 Toorak Road, South Yarra Vic 3141
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Indicative selling price

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

Range between	\$925,000	&	\$1,017,500
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Median sale price

Median price	\$587,000	House		Unit	X	Suburb	South Yarra
Period - From	01/10/2018	to	31/12/2018	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	11/39-41 Kensington Rd SOUTH YARRA 3141	\$1,037,500	27/10/2018
2	12/20 Chambers St SOUTH YARRA 3141	\$1,026,000	14/11/2018
3	2604/3 Yarra St SOUTH YARRA 3141	\$1,010,000	02/04/2019

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
\$925,000 - \$1,017,500
Median Unit Price
December quarter 2018: \$587,000

Comparable Properties



11/39-41 Kensington Rd SOUTH YARRA 3141 **Agent Comments**
(REI/VG)

2 1 1

Price: \$1,037,500
Method: Auction Sale
Date: 27/10/2018
Rooms: -
Property Type: Apartment



12/20 Chambers St SOUTH YARRA 3141 **Agent Comments**
(REI/VG)

2 2 1

Price: \$1,026,000
Method: Private Sale
Date: 14/11/2018
Rooms: -
Property Type: Apartment



2604/3 Yarra St SOUTH YARRA 3141 (REI) **Agent Comments**

2 2 2

Price: \$1,010,000
Method: Private Sale
Date: 02/04/2019
Rooms: 3
Property Type: Apartment
Land Size: 112 sqm approx