

# 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 305N/229 Toorak Road, South Yarra Vic 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$350,000

### Median sale price

Median price \$595,000

Property Type Unit

Suburb South Yarra

Period - From 01/04/2020

to 30/06/2020

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	908/77 River St SOUTH YARRA 3141	\$456,000	03/08/2020
2	2008N/229 Toorak Rd SOUTH YARRA 3141	\$430,000	11/05/2020
3	1502N/229 Toorak Rd SOUTH YARRA 3141	\$390,000	09/05/2020

**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:

22/09/2020 10:32



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$350,000  
**Median Unit Price**  
June quarter 2020: \$595,000

## Comparable Properties



**908/77 River St SOUTH YARRA 3141 (REI)** Agent Comments



**Price:** \$456,000  
**Method:** Sale by Tender  
**Date:** 03/08/2020  
**Property Type:** Apartment



**2008N/229 Toorak Rd SOUTH YARRA 3141 (REI)** Agent Comments



**Price:** \$430,000  
**Method:** Sale by Tender  
**Date:** 11/05/2020  
**Rooms:** 4  
**Property Type:** Apartment



**1502N/229 Toorak Rd SOUTH YARRA 3141 (REI)** Agent Comments



**Price:** \$390,000  
**Method:** Sale by Tender  
**Date:** 09/05/2020  
**Rooms:** 2  
**Property Type:** Apartment