

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

101/227 Toorak Road, South Yarra Vic 3141

Indicative selling price

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

Range between

\$340,000

 &

\$370,000

Median sale price

Median price

\$605,000

 Property Type

Unit

 Suburb

South Yarra

Period - From

01/07/2023

 to

30/09/2023

 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	1109/478a St Kilda Rd MELBOURNE 3004	\$387,000	23/09/2023
2	1909N/229 Toorak Rd SOUTH YARRA 3141	\$370,000	07/09/2023
3	102N/229 Toorak Rd SOUTH YARRA 3141	\$350,000	27/04/2023

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:

16/10/2023 12:34



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$340,000 - \$370,000

Median Unit Price

September quarter 2023: \$605,000

Comparable Properties



1109/478a St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$387,000

Method: Auction Sale

Date: 23/09/2023

Property Type: Apartment



1909N/229 Toorak Rd SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$370,000

Method: Private Sale

Date: 07/09/2023

Property Type: Apartment



102N/229 Toorak Rd SOUTH YARRA 3141 (REI) **Agent Comments**



Price: \$350,000

Method: Private Sale

Date: 27/04/2023

Property Type: Apartment