

Statement of Information

Sections 47AF of the Estate Agents Act 1980



705/227 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 \$ 440,000 & \$ 480,000

Median sale price

(*Delete house or unit as applicable)

Median price \$ 611,000 *House *Unit Suburb
Period - From to Source

Comparable property sales

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. G01N/229 Toorak Rd, South Yarra, VIC 3141	\$ 512,500	22 Apr 2021
2. 711/227 Toorak Rd, South Yarra, VIC 3141	\$ 420,000	30 Mar 2021
3. 1205/665 Chapel St, South Yarra, VIC 3141	\$ 460,000	16 Mar 2021