

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

405N/229 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

Single price

\$435,000

Median sale price

Median price

\$647,900

Property Type

Unit

Suburb

South Yarra

Period - From

01/07/2021

to

30/09/2021

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	805/1 Clara St SOUTH YARRA 3141	\$450,000	13/07/2021
2	710/610 St Kilda Rd MELBOURNE 3004	\$415,850	18/05/2021
3	203/8 Howard St RICHMOND 3121	\$410,000	15/06/2021

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:

11/11/2021 16:44



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$435,000

Median Unit Price

September quarter 2021: \$647,900

Comparable Properties



805/1 Clara St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$450,000

Method: Sold Before Auction

Date: 13/07/2021

Property Type: Apartment



710/610 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments



Price: \$415,850

Method: Private Sale

Date: 18/05/2021

Property Type: Apartment



203/8 Howard St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$410,000

Method: Sold Before Auction

Date: 15/06/2021

Property Type: Apartment

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