### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

**Price** 

<b>Property</b>	offered t	for sale
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Address	405N/229 Toorak Road, South Yarra Vic 3141
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$435,000

#### Median sale price

Median price \$6	647,900	Pro	perty Type	Unit		Suburb	South Yarra
Period - From 01	/07/2021 t	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

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



Date of sale







**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)

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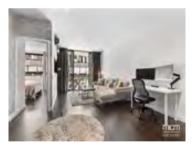
**Price:** \$450,000

Method: Sold Before Auction

Date: 13/07/2021

Property Type: Apartment

Agent Comments



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

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**Price:** \$415,850 **Method:** Private Sale **Date:** 18/05/2021

Property Type: Apartment

**Agent Comments** 



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

**2** 1 **2** 1 **2** 

**Price:** \$410,000

Method: Sold Before Auction

Date: 15/06/2021

Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9864 5000



