

# STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address including suburb and postcode

301/227 Toorak Road, South Yarra, VIC 3141

### Indicative selling price

Single Price or Range between

**\$315,000**












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

### Median sale price

Median Price <b>\$538,500</b>	Property Type <b>Unit</b>	Suburb <b>SOUTH YARRA</b>
Period From <b>04/06/2019</b>	Period To <b>04/12/2019</b>	Source <b>Core Logic</b>

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	<b>903/2 CLAREMONT STREET SOUTH YARRA</b>  Price \$315,000 Date of Sale 12/08/2019 Land 0 sqm	1  1  
	<b>103/3 CLARA STREET SOUTH YARRA</b>  Price \$312,500 Date of Sale 12/08/2019 Land 4652 sqm	1  1  
	<b>712/1 CLARA STREET SOUTH YARRA</b>  Price \$320,000 Date of Sale 19/06/2019 Land 0 sqm	1  1  0 