

# 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 1402/229 Toorak Road, South Yarra, VIC 3141

### Indicative selling price

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

Single Price \$450,000

### Median sale price

Median price \$525,000 Property Type Apartment Suburb South Yarra (3141)

Period - From 01/07/2019 to 30/09/2019 Source REIV

### Comparable property sales

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
306/12 QUEENS ROAD, MELBOURNE VIC 3004	\$435,000	01/06/2019
805/229 TOORAK ROAD, SOUTH YARRA VIC 3141	\$425,000	13/07/2019
507/35 SIMMONS STREET, SOUTH YARRA VIC 3141	\$420,000	22/06/2019

This Statement of Information was prepared on: 29/10/2019