

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

1-6/60W 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

\$3,300,000

&

\$3,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,130,750

Property type

Other

Suburb

South Yarra

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

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 6 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

| | | |
|---|-------------|-----------|
| 7-9 MACFARLAN STREET SOUTH YARRA VIC 3141 | \$3,310,000 | 24-Aug-23 |
| 4 COMMERCIAL ROAD PRAHRAN VIC 3181 | \$3,330,000 | 22-Aug-23 |
| 293 MORAY STREET SOUTH MELBOURNE VIC 3205 | \$3,305,000 | 09-Sep-23 |

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 6 months.~~

This Statement of Information was prepared on: 31 October 2023