

# 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 107s/227 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)

Range between \$430,000 & \$460,000

### Median sale price

Median price \$592,000 Property Type Unit Suburb South Yarra

Period - From 01/04/2023 to 31/03/2024 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 | 309/38 Cunningham St SOUTH YARRA 3141 | \$460,000 | 22/03/2024   |
| 2 | 115/229 Toorak Rd SOUTH YARRA 3141    | \$450,000 | 13/03/2024   |
| 3 | 313/77 River St SOUTH YARRA 3141      | \$427,500 | 22/02/2024   |

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: 09/05/2024 09:21



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$430,000 - \$460,000

**Median Unit Price**

Year ending March 2024: \$592,000

## Comparable Properties



**309/38 Cunningham St SOUTH YARRA 3141 (REI)**

Agent Comments



**Price:** \$460,000

**Method:** Private Sale

**Date:** 22/03/2024

**Property Type:** Apartment



**115/229 Toorak Rd SOUTH YARRA 3141 (REI/VG)**

Agent Comments



**Price:** \$450,000

**Method:** Private Sale

**Date:** 13/03/2024

**Property Type:** Apartment



**313/77 River St SOUTH YARRA 3141 (REI/VG)**

Agent Comments



**Price:** \$427,500

**Method:** Sold Before Auction

**Date:** 22/02/2024

**Property Type:** Apartment