Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

| 12/388 Toorak Road, South Yarra Vic 3141 |
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Indicative selling price

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

Median sale price

| Median price | \$564,250 | Property Type Ur | | it | | Suburb | South Yarra |
|---------------|------------|------------------|------------|----|------|--------|-------------|
| Period - From | 01/01/2024 | to | 31/03/2024 | Sc | urce | 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

| Add | dress of comparable property | Price | Date of sale |
|-----|---------------------------------------|-----------|--------------|
| 1 | 17/21 Tintern Av TOORAK 3142 | \$440,000 | 02/12/2023 |
| 2 | 415/38 Cunningham St SOUTH YARRA 3141 | \$412,500 | 11/04/2024 |
| 3 | 6/486 Toorak Rd TOORAK 3142 | \$390,000 | 17/04/2024 |

OR

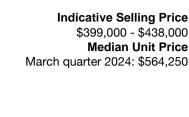
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 26/04/2024 11:22 |
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THE AGENCY

Mitchal Towns 0416 141 990 mitchaltowns@theagency.com.au







Rooms: 3

Property Type: Unit Agent Comments

Comparable Properties



17/21 Tintern Av TOORAK 3142 (REI/VG)

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Price: \$440,000 Method: Auction Sale Date: 02/12/2023

Property Type: Apartment

Agent Comments



415/38 Cunningham St SOUTH YARRA 3141

(REI)

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Price: \$412,500 Method: Private Sale Date: 11/04/2024

Property Type: Apartment

Agent Comments



6/486 Toorak Rd TOORAK 3142 (REI)

二 1





Price: \$390,000 **Method:** Private Sale **Date:** 17/04/2024

Property Type: Apartment

Agent Comments

Account - The Agency Victoria | P: 03 8578 0388



