

## 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

1302/229 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Aug 2022

to

31 Jul 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

8/16 DARLING STREET SOUTH YARRA VIC 3141	440000	04-Aug-23
4/4-6 POWELL STREET SOUTH YARRA VIC 3141	420000	29-Jun-23
1006/7 CLAREMONT STREET SOUTH YARRA VIC 3141	425780	17-May-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: 14 August 2023



**8/16 DARLING STREET SOUTH  
YARRA VIC 3141**

 1  1  1

Sold Price <sup>RS</sup> **440000** Sold Date **04-Aug-23**

Distance **0.29km**



**4/4-6 POWELL STREET SOUTH  
YARRA VIC 3141**

 1  1  1

Sold Price **420000** Sold Date **29-Jun-23**

Distance **0.57km**



**1006/7 CLAREMONT STREET  
SOUTH YARRA VIC 3141**

 1  1  1

Sold Price **425780** Sold Date **17-May-23**

Distance **0.14km**

RS = Recent sale      UN = Undisclosed Sale

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