

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

1909N/227 Toorak Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$340,000 & \$370,000

Median sale price

Median price \$595,000 Property Type Unit Suburb South Yarra

Period - From 01/04/2022 to 31/03/2023 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 | 202/227 Toorak Rd SOUTH YARRA 3141 | \$378,000 | 06/05/2022 |
| 2 | 25/403 Toorak Rd SOUTH YARRA 3141 | \$360,000 | 29/03/2022 |
| 3 | 102N/229 Toorak Rd SOUTH YARRA 3141 | \$350,000 | 27/04/2023 |

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:

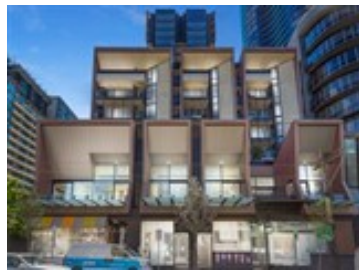
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Property Type:
Agent Comments

Indicative Selling Price
\$340,000 - \$370,000
Median Unit Price
Year ending March 2023: \$595,000

Comparable Properties



202/227 Toorak Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$378,000
Method: Private Sale
Date: 06/05/2022
Property Type: Apartment



25/403 Toorak Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$360,000
Method: Private Sale
Date: 29/03/2022
Property Type: Unit
Land Size: 1431 sqm approx



102N/229 Toorak Rd SOUTH YARRA 3141 (REI) Agent Comments



Price: \$350,000
Method: Private Sale
Date: 27/04/2023
Property Type: Apartment

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504