

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

2/58W 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

\$590,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

South Yarra

Period-from

01 May 2023

to

30 Apr 2024

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

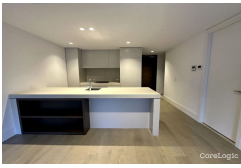
513/243 TOORAK ROAD SOUTH YARRA VIC 3141	\$613,000	29-Feb-24
706/1 ALMEIDA CRESCENT SOUTH YARRA VIC 3141	\$620,000	28-Dec-23
2/3 CHAPEL MEWS SOUTH YARRA VIC 3141	\$600,400	17-Nov-23

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: 02 May 2024

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**513/243 TOORAK ROAD SOUTH
 YARRA VIC 3141**

1 1 1

Sold Price **\$613,000** Sold Date **29-Feb-24**

Distance **1.4km**



**706/1 ALMEIDA CRESCENT SOUTH
 YARRA VIC 3141**

1 1 1

Sold Price ^{RS} **\$620,000** Sold Date **28-Dec-23**

Distance **1.4km**



**2/3 CHAPEL MEWS SOUTH YARRA
 VIC 3141**

1 1 1

Sold Price **\$600,400** Sold Date **17-Nov-23**

Distance **1.53km**

RS = Recent sale **UN** = Undisclosed Sale

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