

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

21/144 Toorak Road West, South Yarra Vic 3141

Indicative selling price

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

Range between

\$720,000

 &

\$790,000

Median sale price

Median price

\$603,750

 Property Type

Unit

 Suburb

South Yarra

Period - From

01/10/2023

 to

31/12/2023

 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	12/99 Caroline St SOUTH YARRA 3141	\$747,500	14/03/2024
2	6/25 Adams St SOUTH YARRA 3141	\$745,000	28/02/2024
3	19/49a Kensington Rd SOUTH YARRA 3141	\$742,500	10/02/2024

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:

27/03/2024 10:34



Property Type:
Agent Comments

Indicative Selling Price
\$720,000 - \$790,000
Median Unit Price
December quarter 2023: \$603,750

Comparable Properties



12/99 Caroline St SOUTH YARRA 3141 (REI) Agent Comments



Price: \$747,500
Method: Private Sale
Date: 14/03/2024
Property Type: Apartment



6/25 Adams St SOUTH YARRA 3141 (REI) Agent Comments



Price: \$745,000
Method: Sold Before Auction
Date: 28/02/2024
Property Type: Apartment



19/49a Kensington Rd SOUTH YARRA 3141 (REI) Agent Comments



Price: \$742,500
Method: Auction Sale
Date: 10/02/2024
Property Type: Apartment