

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

4/403 Toorak Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$375,000 & \$405,000

Median sale price

Median price \$605,000 Property Type Unit Suburb South Yarra

Period - From 01/07/2023 to 30/09/2023 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	2/10 Tivoli Rd SOUTH YARRA 3141	\$370,000	16/10/2023
2	11/19 Cromwell Rd SOUTH YARRA 3141	\$375,000	28/07/2023
3	12/273 Williams Rd SOUTH YARRA 3141	\$393,000	26/07/2023

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:

23/11/2023 16:28

4/403 Toorak Road, South Yarra Vic 3141



1 -

Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$375,000 - \$405,000
Median Unit Price
September quarter 2023: \$605,000

Comparable Properties

2/10 Tivoli Rd SOUTH YARRA 3141 (REI)

Agent Comments

1 1 1

Price: \$370,000
Method:
Date: 16/10/2023
Property Type: Apartment

11/19 Cromwell Rd SOUTH YARRA 3141 (REI)

Agent Comments

1 1 1

Price: \$375,000
Method:
Date: 28/07/2023
Property Type: Apartment



12/273 Williams Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 1 1

Price: \$393,000
Method: Private Sale
Date: 26/07/2023
Property Type: Apartment

Account - McGrath South Yarra



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