

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 4D/381 Toorak Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$592,000 Property Type Unit Suburb South Yarra

Period - From 01/04/2023 to 31/03/2024 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	9/7a Motherwell St SOUTH YARRA 3141	\$436,000	03/06/2024
2	1/99 Osborne St SOUTH YARRA 3141	\$405,000	03/05/2024
3	5/43 Grandview Gr PRAHRAN 3181	\$400,000	09/05/2024

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: 02/07/2024 11:22



Rooms: 2
Property Type: Unit
Agent Comments

Indicative Selling Price
\$400,000 - \$440,000
Median Unit Price
Year ending March 2024: \$592,000

Comparable Properties



9/7a Motherwell St SOUTH YARRA 3141 (REI) **Agent Comments**



Price: \$436,000
Method: Sold Before Auction
Date: 03/06/2024
Property Type: Apartment



1/99 Osborne St SOUTH YARRA 3141 (REI) **Agent Comments**



Price: \$405,000
Method: Private Sale
Date: 03/05/2024
Property Type: Apartment



5/43 Grandview Gr PRAHRAN 3181 (REI) **Agent Comments**



Price: \$400,000
Method: Private Sale
Date: 09/05/2024
Property Type: Apartment

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