

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 501/57 Toorak Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$564,250 Property Type Unit Suburb South Yarra

Period - From 01/01/2024 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 | 904/1 Roy St MELBOURNE 3004 | \$1,100,000 | 15/03/2024 |
| 2 | 304/89 River St SOUTH YARRA 3141 | \$1,100,000 | 18/04/2024 |
| 3 | 203/42 Ralston St SOUTH YARRA 3141 | \$1,065,000 | 07/02/2024 |

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: 11/06/2024 12:26

501/57 Toorak Road, South Yarra Vic 3141



Property Type:
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median Unit Price
March quarter 2024: \$564,250

Comparable Properties



904/1 Roy St MELBOURNE 3004 (REI/VG)

Agent Comments



Price: \$1,100,000
Method: Private Sale
Date: 15/03/2024
Property Type: Apartment



304/89 River St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$1,100,000
Method: Private Sale
Date: 18/04/2024
Property Type: Apartment
Land Size: 138 sqm approx



203/42 Ralston St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$1,065,000
Method: Private Sale
Date: 07/02/2024
Property Type: Apartment

comes with one less car park.

Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371



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