

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 6/229 Toorak Road, South Yarra Vic 3141

Indicative selling price

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

Single price \$459,000

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	6/513 Punt Rd SOUTH YARRA 3141	\$450,000	06/03/2024
2	4/242 Toorak Rd SOUTH YARRA 3141	\$450,000	22/02/2024
3	23/274a Domain Rd SOUTH YARRA 3141	\$455,000	29/04/2024

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:

07/06/2024 15:16



1
 1
 1 plus secure storage

Indicative Selling Price
 \$459,000
Median Unit Price
 March quarter 2024: \$564,250

Property Type: Residential Strata Apartment
Agent Comments

Comparable Properties



6/513 Punt Rd SOUTH YARRA 3141 (REI) **Agent Comments**

1
 1
 1

Price: \$450,000
Method: Private Sale
Date: 06/03/2024
Property Type: Apartment



4/242 Toorak Rd SOUTH YARRA 3141 (REI/VG) **Agent Comments**

1
 1
 1

Price: \$450,000
Method: Private Sale
Date: 22/02/2024
Property Type: Unit



23/274a Domain Rd SOUTH YARRA 3141 (REI) **Agent Comments**

1
 1
 1

Price: \$455,000
Method: Private Sale
Date: 29/04/2024
Property Type: Unit

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455