## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 6/399 Toorak Road, South Yarra Vic 3141

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$950,000		&		\$1,000,000			
Median sale p	rice							
Median price	\$592,000	Pro	operty Type	Unit			Suburb	South Yarra
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	5/5 Stanhope Ct SOUTH YARRA 3141	\$1,000,000	03/04/2024
2	1004/243 Toorak Rd SOUTH YARRA 3141	\$1,000,000	26/02/2024
3	5/10 Darling St SOUTH YARRA 3141	\$961,000	16/03/2024

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:

29/04/2024 19:23



6/399 Toorak Road, South Yarra Vic 3141







**Property Type:** Apartment Agent Comments

Lauchlan Waterfield 03 9509 0411 0422 290 489 lauchlan.waterfield@belleproperty.com

> Indicative Selling Price \$950,000 - \$1,000,000 Median Unit Price Year ending March 2024: \$592,000

# **Comparable Properties**



5/5 Stanhope Ct SOUTH YARRA 3141 (REI)



Price: \$1,000,000 Method: Private Sale Date: 03/04/2024 Property Type: Apartment



1004/243 Toorak Rd SOUTH YARRA 3141 (REI) Agent Comments



Price: \$1,000,000 Method: Private Sale Date: 26/02/2024 Property Type: Apartment



5/10 Darling St SOUTH YARRA 3141 (REI)



Agent Comments

Agent Comments

Price: \$961,000 Method: Auction Sale Date: 16/03/2024 Property Type: Apartment

#### Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525





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