

# 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 704/227 Toorak Road, South Yarra Vic 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$390,000 & \$420,000

### Median sale price

Median price \$591,000 Property Type Unit Suburb South Yarra

Period - From 01/04/2023 to 30/06/2023 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	45/416a St Kilda Rd MELBOURNE 3004	\$447,000	03/08/2023
2	1204/480 St Kilda Rd MELBOURNE 3004	\$429,515	17/08/2023
3	908/12 Queens Rd MELBOURNE 3004	\$410,000	23/08/2023

**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: 06/09/2023 13:34



**Property Type:** Strata Unit/Flat

**Agent Comments**

**Indicative Selling Price**

\$390,000 - \$420,000

**Median Unit Price**

June quarter 2023: \$591,000

## Comparable Properties



**45/416a St Kilda Rd MELBOURNE 3004 (REI)**

**Agent Comments**



**Price:** \$447,000

**Method:** Private Sale

**Date:** 03/08/2023

**Property Type:** Apartment



**1204/480 St Kilda Rd MELBOURNE 3004 (REI)**

**Agent Comments**



**Price:** \$429,515

**Method:** Private Sale

**Date:** 17/08/2023

**Property Type:** Apartment



**908/12 Queens Rd MELBOURNE 3004 (REI)**

**Agent Comments**



**Price:** \$410,000

**Method:** Private Sale

**Date:** 23/08/2023

**Rooms:** 2

**Property Type:** Apartment