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

73/390 Toorak Road, South Yarra Vic 3141

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$800,000		&		\$880,000			
Median sale p	rice							
Median price	\$605,000	Pro	operty Type	Unit			Suburb	South Yarra
Period - From	01/07/2023	to	30/09/2023		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.

Add	dress of comparable property	Price	Date of sale
1	11/264 Williams Rd TOORAK 3142	\$902,500	29/08/2023
2	5/24 Tintern Av TOORAK 3142	\$807,000	22/07/2023
3	12/415 Toorak Rd TOORAK 3142	\$781,000	20/05/2023

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:

16/11/2023 10:55



73/390 Toorak Road, South Yarra Vic 3141







Property Type: Apartment Agent Comments

Indicative Selling Price \$800,000 - \$880,000 Median Unit Price September quarter 2023: \$605,000

Comparable Properties



11/264 Williams Rd TOORAK 3142 (REI/VG)



Price: \$902,500 Method: Private Sale Date: 29/08/2023 Property Type: Unit

5/24 Tintern Av TOORAK 3142 (REI)

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Agent Comments

Agent Comments



Price: \$807,000 Method: Auction Sale Date: 22/07/2023 Property Type: Unit

12/415 Toorak Rd TOORAK 3142 (REI/VG)



Agent Comments



Price: \$781,000 Method: Auction Sale Date: 20/05/2023 Property Type: Unit

Account - RT Edgar | P: 03 9826 1000



propertydata com.au

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