Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

93/390 Toorak Road, South Yarra Vic 3141
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Indicative selling price

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

Range between \$900,000 & \$990,000	Range between	\$900,000	&	\$990,000
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Median sale price

Median price \$603,750	Pro	operty Type Ur	nit	Suburb	South Yarra
Period - From 01/10/202	3 to	31/12/2023	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.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	23/399 Toorak Rd SOUTH YARRA 3141	\$1,100,000	30/11/2023
2	41/390 Toorak Rd SOUTH YARRA 3141	\$789,000	16/03/2024
3	73/390 Toorak Rd SOUTH YARRA 3141	\$777,000	17/01/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	08/04/2024 10:45





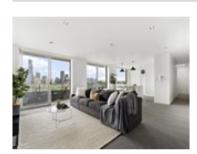




Property Type: Apartment **Agent Comments**

Indicative Selling Price \$900,000 - \$990,000 **Median Unit Price** December quarter 2023: \$603,750

Comparable Properties



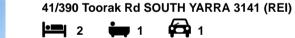
23/399 Toorak Rd SOUTH YARRA 3141 (REI/VG)

-2

Price: \$1,100,000 Method: Private Sale Date: 30/11/2023

Property Type: Apartment

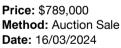
Agent Comments







Agent Comments



Property Type: Apartment



73/390 Toorak Rd SOUTH YARRA 3141

(REI/VG) **--** 2



Price: \$777,000

Method: Expression of Interest

Date: 17/01/2024

Property Type: Apartment

Agent Comments

Account - RT Edgar | P: 03 9826 1000



