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Indicative Selling Price \$530,000 - \$580,000 Median Unit Price March quarter 2017: \$599,500





Rooms:

Property Type: Unit Agent Comments

Comparable Properties



18/76 Mathoura Rd TOORAK 3142 (REI)

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Price: \$552,000 Method: Auction Sale Date: 08/04/2017

Rooms: -

Property Type: Apartment

Agent Comments



407/800 Chapel St SOUTH YARRA 3141 (REI)

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Agent Comments

Price: \$537,000 Method: Auction Sale Date: 06/05/2017

Rooms: 2

Property Type: Apartment



407/99 River St SOUTH YARRA 3141 (REI/VG) Agent Comments

Price: \$535,000 **Method:** Private Sale **Date:** 03/04/2017

Rooms: 2

Property Type: Apartment

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140





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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sal	е
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Address Including suburb and postcode	56/380 Toorak Road, South Yarra Vic 3141

Indicative selling price

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

Range between	\$530,000	&	\$580,000
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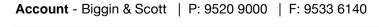
Median sale price

Median price	\$599,500		Unit X	Subu	rb South Yarra
Period - From	01/01/2017	to	31/03/2017	Source	ΞΙV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
18/76 Mathoura Rd TOORAK 3142	\$552,000	08/04/2017
407/800 Chapel St SOUTH YARRA 3141	\$537,000	06/05/2017
407/99 River St SOUTH YARRA 3141	\$535,000	03/04/2017







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