

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 209/227 Toorak Road, South Yarra Vic 3141

Indicative selling price

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

Single price \$315,000

Median sale price

Median price \$655,000 House Unit X Suburb South Yarra

Period - From 01/04/2018 to 30/06/2018 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	109/52 Darling St SOUTH YARRA 3141	\$320,000	28/06/2018
2	22/77 River St SOUTH YARRA 3141	\$315,000	06/06/2018
3	2/66 Murray St PRAHRAN 3181	\$310,000	22/06/2018

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.



Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
 \$315,000
Median Unit Price
 June quarter 2018: \$655,000

Comparable Properties



109/52 Darling St SOUTH YARRA 3141 (REI) [Agent Comments](#)



Price: \$320,000
Method: Private Sale
Date: 28/06/2018
Rooms: 3
Property Type: Apartment

22/77 River St SOUTH YARRA 3141 (VG) [Agent Comments](#)



Price: \$315,000
Method: Sale
Date: 06/06/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



2/66 Murray St PRAHRAN 3181 (REI) [Agent Comments](#)



Price: \$310,000
Method: Private Sale
Date: 22/06/2018
Rooms: -
Property Type: Apartment