

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

11/401 Toorak Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$580,000 & \$630,000

Median sale price

Median price \$645,000 Property Type Unit Suburb South Yarra

Period - From 01/07/2020 to 30/06/2021 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	5/278 Domain Rd SOUTH YARRA 3141	\$660,000	01/06/2021
2	15/18 Kensington Rd SOUTH YARRA 3141	\$660,000	08/05/2021
3	12/37 Davis Av SOUTH YARRA 3141	\$610,000	01/05/2021

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:

27/09/2021 14:29



Rooms: 4
Property Type: Unit
Land Size: 1411.94 sqm approx
Agent Comments

Indicative Selling Price
\$580,000 - \$630,000
Median Unit Price
Year ending June 2021: \$645,000

Comparable Properties



5/278 Domain Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$660,000
Method: Private Sale
Date: 01/06/2021
Property Type: Apartment



15/18 Kensington Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$660,000
Method: Auction Sale
Date: 08/05/2021
Property Type: Apartment



12/37 Davis Av SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$610,000
Method: Auction Sale
Date: 01/05/2021
Property Type: Apartment