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	7/27 Toorak Road West, South Yarra Vic 3141

Indicative selling price

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

Single price $339,000

Median sale price*

Median price $605,000 Property Type Unit Suburb South Yarra

Period - From 14/09/2021 to 14/09/2022 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	9/22 Trinian St PRAHRAN 3181	$339,000	29/04/2022
2	7/37 Fawkner St SOUTH YARRA 3141	$338,000	25/05/2022
3	4/372 Toorak Rd SOUTH YARRA 3141	$329,000	26/07/2022

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: 10/10/2022 09:38

hockingstuart belle PROPERTY

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Property Type:
Agent Comments

Indicative Selling Price
$339,000
Median Unit Price *
14/09/2021 - 14/09/2022: $605,000
* Agent calculated median

Comparable Properties



9/22 Trinian St PRAHRAN 3181 (REI)

1 1 1

Agent Comments

Price: $339,000
Method: Private Sale
Date: 29/04/2022
Property Type: Apartment



7/37 Fawkner St SOUTH YARRA 3141 (REI/VG)

1 1 1

Agent Comments

Price: $338,000
Method: Private Sale
Date: 25/05/2022
Property Type: Apartment



4/372 Toorak Rd SOUTH YARRA 3141 (REI/VG)

1 1 1

Agent Comments

Price: $329,000
Method: Private Sale
Date: 26/07/2022
Property Type: Apartment

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

REIV THE DIFFERENCE

propertydata .com.au

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