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	25/403 Toorak Road, South Yarra Vic 3141

Indicative selling price

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

Single price $375,000

Median sale price

Median price $641,500 Property Type Unit Suburb South Yarra

Period - From 07/02/2021 to 06/02/2022 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	6/10 Affleck St SOUTH YARRA 3141	$370,000	28/09/2021
2	9/35 Fitzgerald St SOUTH YARRA 3141	$375,000	20/09/2021
3	17/244 Mary St RICHMOND 3121	$385,000	08/09/2021

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: 07/02/2022 20:00

25/403 Toorak Road, South Yarra Vic 3141



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$375,000
Median Unit Price
07/02/2021 - 06/02/2022: $641,500

Comparable Properties



6/10 Affleck St SOUTH YARRA 3141 (VG)

1 - -

Price: $370,000
Method: Sale
Date: 28/09/2021
Property Type: Strata Unit/Flat

Agent Comments



9/35 Fitzgerald St SOUTH YARRA 3141 (REI/VG)

1 1 1

Price: $375,000
Method: Private Sale
Date: 20/09/2021
Property Type: Unit

Agent Comments



17/244 Mary St RICHMOND 3121 (REI)

1 1 1

Price: $385,000
Method: Private Sale
Date: 08/09/2021
Property Type: Apartment

Agent Comments

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

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