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	208/57 Toorak Road, South Yarra Vic 3141

Indicative selling price

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

Range between $520,000 & $570,000

Median sale price

Median price $592,000 Property Type Unit Suburb South Yarra

Period - From 01/10/2022 to 30/09/2023 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	403/38 Cunningham St SOUTH YARRA 3141	$574,000	11/10/2023
2	109/10 Porter St PRAHRAN 3181	$560,000	25/09/2023
3	5/8 Bond St SOUTH YARRA 3141	$555,000	04/09/2023

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: 14/11/2023 10:34

208/57 Toorak Road, South Yarra Vic 3141

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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$520,000 - $570,000
Median Unit Price
Year ending September 2023: $592,000

Comparable Properties



403/38 Cunningham St SOUTH YARRA 3141 (REI)

2 1 1

Price: $574,000
Method: Private Sale
Date: 11/10/2023
Property Type: Apartment
Land Size: 75 sqm approx

Agent Comments



109/10 Porter St PRAHRAN 3181 (REI/VG)

2 1 1

Price: $560,000
Method: Private Sale
Date: 25/09/2023
Property Type: Apartment

Agent Comments



5/8 Bond St SOUTH YARRA 3141 (VG)

2 - -

Price: $555,000
Method: Sale
Date: 04/09/2023
Property Type: Strata Unit/Flat

Agent Comments

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