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	23/166 Toorak Road West, South Yarra Vic 3141
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$550,000	&	\$600,000
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Median sale price

Median price	\$665,000	Pro	perty Type U	nit		Suburb	South Yarra
Period - From	01/04/2021	to	30/06/2021	So	ource	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

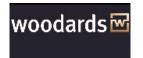
Add	dress of comparable property	Price	Date of sale
1	4/14 Arnold St SOUTH YARRA 3141	\$635,000	10/02/2021
2	14/49 Adams St SOUTH YARRA 3141	\$596,800	07/02/2021
3	7/7 Davidson St SOUTH YARRA 3141	\$555,000	06/03/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	05/08/2021 13:44





Rooms: 3

Property Type: Apartment **Agent Comments**

Indicative Selling Price \$550,000 - \$600,000 **Median Unit Price** June quarter 2021: \$665,000

Comparable Properties



4/14 Arnold St SOUTH YARRA 3141 (REI)

-1

Price: \$635,000

Method: Sold Before Auction

Date: 10/02/2021

Property Type: Apartment

Agent Comments



14/49 Adams St SOUTH YARRA 3141 (REI)





Price: \$596,800

Method: Sold Before Auction

Date: 07/02/2021

Property Type: Apartment

Agent Comments



7/7 Davidson St SOUTH YARRA 3141 (REI)





Price: \$555,000 Method: Auction Sale Date: 06/03/2021

Property Type: Apartment

Agent Comments

Account - Williams Batters RE | P: 03 9866 4411 | F: 03 9866 4504



