

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

222 KOOYONG ROAD TOORAK VIC 3142

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$3,400,000

&

\$3,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$5,600,000

Property type

House

Suburb

Toorak

Period-from

01 Jan 2022

to

31 Dec 2022

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

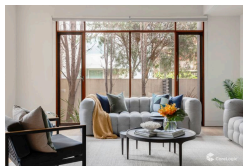
Date of sale

6 PETER STREET SOUTH YARRA VIC 3141	\$3,400,000	26-Aug-22
15 NICHOLSON STREET SOUTH YARRA VIC 3141	\$3,570,000	24-Oct-22
48-50 PARK PLACE SOUTH YARRA VIC 3141	\$3,500,000	14-Sep-22

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 6 months.~~

This Statement of Information was prepared on: 12 January 2023



**6 PETER STREET SOUTH YARRA
VIC 3141**

 2  1  2

Sold Price **\$3,400,000** Sold Date **26-Aug-22**

Distance **3.05km**



**15 NICHOLSON STREET SOUTH
YARRA VIC 3141**

 3  3  2

Sold Price **\$3,570,000** Sold Date **24-Oct-22**

Distance **3.21km**



**48-50 PARK PLACE SOUTH YARRA
VIC 3141**

 3  2  -

Sold Price **\$3,500,000** Sold Date **14-Sep-22**

Distance **3.34km**

RS = Recent sale

UN = Undisclosed Sale

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