

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

23/393 Toorak Road, South Yarra Vic 3141

Indicative selling price

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

Single price \$440,000

Median sale price

Median price \$580,000 House Unit X Suburb South Yarra

Period - From 01/07/2018 to 30/09/2018 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	3/18 Kensington Rd SOUTH YARRA 3141	\$442,000	28/07/2018
2	1/4 Lambert Rd TOORAK 3142	\$432,600	15/06/2018
3	1/83 Mathoura Rd TOORAK 3142	\$420,500	04/09/2018

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.



Rooms:

Property Type: Flat

Agent Comments

Comparable Properties



3/18 Kensington Rd SOUTH YARRA 3141 (REI) **Agent Comments**



Price: \$442,000

Method: Auction Sale

Date: 28/07/2018

Rooms: -

Property Type: Apartment



1/4 Lambert Rd TOORAK 3142 (REI)

Agent Comments



Price: \$432,600

Method: Private Sale

Date: 15/06/2018

Rooms: -

Property Type: Unit



1/83 Mathoura Rd TOORAK 3142 (REI)

Agent Comments



Price: \$420,500

Method: Sold After Auction

Date: 04/09/2018

Rooms: -

Property Type: Apartment