

Philippe Batters 9866 4411 0418 992 103 pbatters@willbatt.com.au

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

Date of sale

Generated: 12/11/2018 15:04

Property offered for sale	Pι	rop	erty	offer	ed for	sale
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Address	23/393 Toorak Road, South Yarra Vic 3141
Including suburb and	
postcode	

#### 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	Hou	se	Unit	Х	Subu	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

Auc	areas or comparable property	1 1100	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.

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







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Indicative Selling Price \$440,000 Median Unit Price

Median Unit Price September quarter 2018: \$580,000



Rooms: Property Type: Flat Agent Comments

## Comparable Properties



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

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**Price:** \$442,000 **Method:** Auction Sale **Date:** 28/07/2018

Rooms: -

Property Type: Apartment

1/4 Lambert Rd TOORAK 3142 (REI)

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**Price:** \$432,600 **Method:** Private Sale **Date:** 15/06/2018

Rooms: -

Property Type: Unit



1/83 Mathoura Rd TOORAK 3142 (REI)

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Price: \$420,500

Method: Sold After Auction

Date: 04/09/2018

Rooms: -

Property Type: Apartment

Agent Comments

Agent Comments

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