

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

11/399 Toorak Road, South Yarra Vic 3141

Indicative selling price

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

Range between

\$780,000

&

\$850,000

Median sale price

Median price

\$621,000

House

Unit

X

Suburb

South Yarra

Period - From

01/07/2017

to

30/09/2017

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	11/18 Tintern Av TOORAK 3142	\$867,000	09/12/2017
2	2/399 Toorak Rd SOUTH YARRA 3141	\$825,000	27/09/2017
3	1/14 Highbury Gr PRAHRAN 3181	\$806,000	09/12/2017

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.

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Indicative Selling Price

\$780,000 - \$850,000

Median Unit Price

September quarter 2017: \$621,000



 2  2  1

Rooms:

Property Type: Unit

Agent Comments

Comparable Properties



11/18 Tintern Av TOORAK 3142 (REI)

Agent Comments

 2  1  1

Price: \$867,000

Method: Auction Sale

Date: 09/12/2017

Rooms: 3

Property Type: Apartment



2/399 Toorak Rd SOUTH YARRA 3141 (REI)

Agent Comments

 2  2  1

Price: \$825,000

Method: Private Sale

Date: 27/09/2017

Rooms: -

Property Type: Apartment



1/14 Highbury Gr PRAHRAN 3181 (REI)

Agent Comments

 2  1  1

Price: \$806,000

Method: Sold Before Auction

Date: 09/12/2017

Rooms: -

Property Type: Apartment