

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 21/393 Toorak Road, South Yarra Vic 3141

Indicative selling price

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

Single price \$365,000

Median sale price

Median price \$615,000 House Unit X Suburb South Yarra

Period - From 01/04/2017 to 31/03/2018 Source REIV

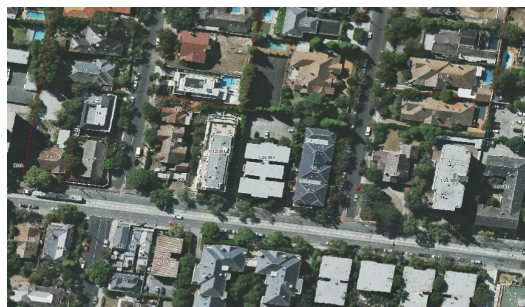
Comparable property sales (*Delete A or B below as applicable)

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 | 9/87 Caroline St SOUTH YARRA 3141 | \$389,000 | 05/02/2018 |
| 2 | 12/77 Park St SOUTH YARRA 3141 | \$372,500 | 13/03/2018 |
| 3 | 2/486 Toorak Rd TOORAK 3142 | \$352,000 | 01/05/2018 |

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: Apartment
Agent Comments
communal off-street parking available

Indicative Selling Price
\$365,000
Median Unit Price
Year ending March 2018: \$615,000

Comparable Properties



9/87 Caroline St SOUTH YARRA 3141 (REI) **Agent Comments**



Price: \$389,000
Method: Private Sale
Date: 05/02/2018
Rooms: -
Property Type: Apartment



12/77 Park St SOUTH YARRA 3141 (REI) **Agent Comments**



Price: \$372,500
Method: Sold Before Auction
Date: 13/03/2018
Rooms: -
Property Type: Apartment



2/486 Toorak Rd TOORAK 3142 (REI) **Agent Comments**



Price: \$352,000
Method: Private Sale
Date: 01/05/2018
Rooms: -
Property Type: Apartment