

# 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 362 Toorak Road, South Yarra Vic 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$7,000,000

### Median sale price\*

Median price Property Type Suburb South Yarra

Period - From to Source

### 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		
2		
3		

**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.

This Statement of Information was prepared on: 30/01/2020 16:58

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



**Property Type:** Vacant Land

Agent Comments

**Indicative Selling Price**  
\$7,000,000

**No median price available**

## Comparable Properties

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.

# 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

364 Toorak Road, South Yarra Vic 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$6,800,000

### Median sale price

Median price \$2,100,000

Property Type House

Suburb South Yarra

Period - From 01/10/2019

to 31/12/2019

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	104 Caroline St SOUTH YARRA 3141	\$6,300,000	19/10/2019
2	42 Rockley Rd SOUTH YARRA 3141	\$6,100,000	05/12/2019
3			

**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.

This Statement of Information was prepared on:

30/01/2020 17:01



**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$6,800,000

**Median House Price**

December quarter 2019: \$2,100,000

## Comparable Properties



**104 Caroline St SOUTH YARRA 3141 (REI)**

Agent Comments



**Price:** \$6,300,000

**Method:** Auction Sale

**Date:** 19/10/2019

**Property Type:** House (Res)



**42 Rockley Rd SOUTH YARRA 3141 (REI)**

Agent Comments



**Price:** \$6,100,000

**Method:** Private Sale

**Date:** 05/12/2019

**Property Type:** House (Res)

**Land Size:** 978 sqm approx

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.