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

111/229 TOORAK ROAD SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price			or rang betwee		\$500,000	&	\$540,000		
Median sale price (*Delete house or unit as applicable)									
Median Price	\$595,000	Prop	erty type	Unit		Suburb	South Yarra		
Period-from	01 Jan 2022	to	31 Dec 2	2022	Source		Corelogic		

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 6 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
803/229 TOORAK ROAD SOUTH YARRA VIC 3141	\$575,000	09-Aug-22
1203/229 TOORAK ROAD SOUTH YARRA VIC 3141	\$530,000	29-Oct-22
1511/229 TOORAK ROAD SOUTH YARRA VIC 3141	\$500,000	29-Nov-22

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 6 months.

This Statement of Information was prepared on: 11 January 2023

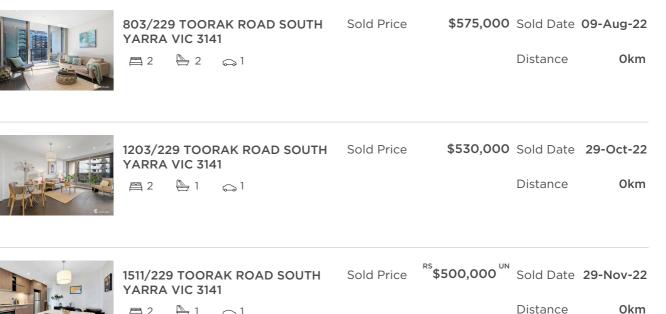


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RS = Recent sale UN = Undisclosed Sale

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