

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

1/2a Washington Street, Toorak Vic 3142

Indicative selling price

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

Single price

\$459,000

Median sale price

Median price

\$983,500

Property Type

Unit

Suburb

Toorak

Period - From

18/05/2020

to

17/05/2021

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	29/43 Caroline St SOUTH YARRA 3141	\$464,500	21/01/2021
2	3/274a Domain Rd SOUTH YARRA 3141	\$450,000	06/05/2021
3	18/174 Toorak Rd.W SOUTH YARRA 3141	\$422,000	06/03/2021

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:

18/05/2021 13:23

1/2a Washington Street, Toorak Vic 3142

Charmayne Dulley

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Indicative Selling Price

\$459,000

Median Unit Price

18/05/2020 - 17/05/2021: \$983,500



1 2 2

Rooms: 2

Property Type: Apartment

Agent Comments

Comparable Properties



29/43 Caroline St SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 1 1

Price: \$464,500

Method: Sold Before Auction

Date: 21/01/2021

Property Type: Apartment



3/274a Domain Rd SOUTH YARRA 3141 (REI)

Agent Comments

1 1 1

Price: \$450,000

Method: Private Sale

Date: 06/05/2021

Property Type: Apartment



18/174 Toorak Rd.W SOUTH YARRA 3141 (REI) Agent Comments

1 1 1

Price: \$422,000

Method: Auction Sale

Date: 06/03/2021

Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525