

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

11/621 Toorak Road, Toorak Vic 3142

Indicative selling price

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

Single price

\$375,000

Median sale price

Median price

\$961,500

Property Type

Unit

Suburb

Toorak

Period - From

01/01/2020

to

31/12/2020

Source

REIV

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	9/605 High St PRAHRAN 3181	\$387,000	29/01/2021
2	4/621 Toorak Rd TOORAK 3142	\$385,000	16/12/2020
3	5/486 Toorak Rd TOORAK 3142	\$360,000	05/03/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

09/03/2021 11:39



Property Type: Apartment
Agent Comments

Indicative Selling Price
\$375,000

Median Unit Price
Year ending December 2020: \$961,500

Comparable Properties



9/605 High St PRAHRAN 3181 (REI)

Agent Comments



Price: \$387,000
Method: Sold Before Auction
Date: 29/01/2021
Property Type: Apartment



4/621 Toorak Rd TOORAK 3142 (REI/VG)

Agent Comments



Price: \$385,000
Method: Private Sale
Date: 16/12/2020
Property Type: Apartment



5/486 Toorak Rd TOORAK 3142 (VG)

Agent Comments



Price: \$360,000
Method: Sale
Date: 05/03/2020
Property Type: Strata Unit/Flat