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		

Single price \$375,000

Median sale price

Median price	\$961,500	Pro	perty Type Uni	t		Suburb	Toorak
Period - From	01/01/2020	to	31/12/2020	Sou	urce	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.

Ado	dress 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



WE DELIVER ... Biggin Scott

Michael Tynan 0430163902 mtynan@bigginscott.com.au





Property Type: Apartment Agent Comments

Indicative Selling Price \$375,000 **Median Unit Price** Year ending December 2020: \$961,500

Comparable Properties



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

Property Type: Apartment

1

9/605 High St PRAHRAN 3181 (REI)

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



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

5/486 Toorak Rd TOORAK 3142 (VG) **6 •** 1

Agent Comments

Agent Comments

Agent Comments

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

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.