

# 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 6c/587 Toorak Road, Toorak Vic 3142

### Indicative selling price

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

Range between \$590,000 & \$649,000

### Median sale price

Median price \$962,500 Property Type Unit Suburb Toorak

Period - From 01/01/2024 to 31/03/2024 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	1/20 Grandview Gr PRAHRAN 3181	\$660,000	21/03/2024
2	4C/587 Toorak Rd TOORAK 3142	\$630,000	20/03/2024
3	5/530 Toorak Rd TOORAK 3142	\$596,000	12/12/2023

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: 16/04/2024 14:34



**Rooms:** 4

**Property Type:** Apartment

**Land Size:** 82 sqm approx

Agent Comments

## Comparable Properties



**1/20 Grandview Gr PRAHRAN 3181 (REI)**

Agent Comments



**Price:** \$660,000

**Method:** Private Sale

**Date:** 21/03/2024

**Property Type:** Apartment



**4C/587 Toorak Rd TOORAK 3142 (REI)**

Agent Comments



**Price:** \$630,000

**Method:** Private Sale

**Date:** 20/03/2024

**Property Type:** Apartment



**5/530 Toorak Rd TOORAK 3142 (REI/VG)**

Agent Comments



**Price:** \$596,000

**Method:** Private Sale

**Date:** 12/12/2023

**Property Type:** Apartment