

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 5/740 Orrong Road, Toorak, VIC 3142

Indicative selling price

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

Single price or range between \$700,000 & \$770,000

Median sale price

Median price \$1,005,000 Property type Unit Suburb TOORAK
Period - From 21/02/2023 to 20/02/2024 Source core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 9/746 Orrong Road Toorak Vic 3142	\$700,000	2023-09-27
2 8/22 Kensington Road South Yarra Vic 3141	\$760,000	2023-09-02
3 12a/414 Glenferrie Road Kooyong Vic 3144	\$745,000	2023-09-16

This Statement of Information was prepared on: 21/02/2024

