

# 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

83/546 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 \$1,100,000

&

\$1,200,000

### Median sale price

Median price \$1,082,500

Property Type Unit

Suburb Toorak

Period - From 01/07/2021

to

30/06/2022

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	27/8 Wallen Rd HAWTHORN 3122	\$1,150,000	04/04/2022
2	3/1 Brookville Rd TOORAK 3142	\$1,160,000	25/07/2022
3	91/390 Toorak Rd SOUTH YARRA 3141	\$1,165,000	22/07/2022

**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:

31/08/2022 10:41

83/546 Toorak Road, Toorak Vic 3142



Andrew James  
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**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median Unit Price**

Year ending June 2022: \$1,082,500



2 2 2

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**27/8 Wallen Rd HAWTHORN 3122 (REI/VG)**

Agent Comments

2 2 2

**Price:** \$1,150,000

**Method:** Private Sale

**Date:** 04/04/2022

**Property Type:** Apartment



**3/1 Brookville Rd TOORAK 3142 (REI)**

Agent Comments

2 2 1

**Price:** \$1,160,000

**Method:** Sold Before Auction

**Date:** 25/07/2022

**Property Type:** Apartment



**91/390 Toorak Rd SOUTH YARRA 3141 (REI)**

Agent Comments

2 2 1

**Price:** \$1,165,000

**Method:** Private Sale

**Date:** 22/07/2022

**Property Type:** Apartment

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



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