

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

12/546 Toorak Road, Toorak Vic 3142

Indicative selling price

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

Range between \$1,795,000

&

\$1,950,000

Median sale price

Median price \$1,190,000

Property Type Unit

Suburb Toorak

Period - From 01/10/2020

to 30/09/2021

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 eighteen 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	3/555 Toorak Rd TOORAK 3142	\$1,950,000	10/09/2021
2			
3			

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 eighteen months.~~

This Statement of Information was prepared on:

08/11/2021 16:21

12/546 Toorak Road, Toorak Vic 3142



Rodney Morley
9826 0000

0418 321 222

rodney@rodneymorley.com.au

Indicative Selling Price

\$1,795,000 - \$1,950,000

Median Unit Price

Year ending September 2021: \$1,190,000



3 2 2

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



3/555 Toorak Rd TOORAK 3142 (REI)

Agent Comments

3 2 2

Price: \$1,950,000

Method: Sold Before Auction

Date: 10/09/2021

Property Type: Apartment

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 eighteen months.

Account - Rodney Morley | P: 03 9525 9222 | F: 03 9525 9362



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