

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

4/14 Woorigoleen Road, Toorak Vic 3142

Indicative selling price

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

Single price

\$980,000

Median sale price

Median price

\$888,000

House

Unit

X

Suburb

Toorak

Period - From

01/01/2018

to

31/12/2018

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 | 2/708 Orrong Rd TOORAK 3142 | \$980,000 | 16/11/2018 |
| 2 | 5/16 Huntingfield Rd TOORAK 3142 | \$970,000 | 14/12/2018 |
| 3 | 33/637 Orrong Rd TOORAK 3142 | \$965,000 | 17/11/2018 |

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.



2 2 1

Rooms:
Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$980,000

Median Unit Price
Year ending December 2018: \$888,000

Comparable Properties



2/708 Orrong Rd TOORAK 3142 (REI/VG)

Agent Comments

2 2 1

Price: \$980,000
Method: Sold Before Auction
Date: 16/11/2018
Rooms: -
Property Type: Apartment



5/16 Huntingfield Rd TOORAK 3142 (REI)

Agent Comments

2 2 2

Price: \$970,000
Method: Private Sale
Date: 14/12/2018
Rooms: -
Property Type: Apartment



33/637 Orrong Rd TOORAK 3142 (REI/VG)

Agent Comments

2 1 1

Price: \$965,000
Method: Auction Sale
Date: 17/11/2018
Rooms: -
Property Type: Townhouse (Res)
Land Size: 3474 sqm approx