

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

17/740 Orrong Road, Toorak Vic 3142

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$1,450,000

Property Type Unit

Suburb Toorak

Period - From 01/07/2022

to 30/09/2022

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	303/40 Chapel Mews SOUTH YARRA 3141	\$900,000	16/08/2022
2	13/25 Rockley Rd SOUTH YARRA 3141	\$910,000	14/09/2022
3	22/740 Orrong Rd TOORAK 3142	\$965,000	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:

21/12/2022 16:08

17/740 Orrong Road, Toorak Vic 3142



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Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

September quarter 2022: \$1,450,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



303/40 Chapel Mews SOUTH YARRA 3141
(REI/VG)

Agent Comments

2 2 1

Price: \$900,000

Method: Private Sale

Date: 16/08/2022

Property Type: Apartment



13/25 Rockley Rd SOUTH YARRA 3141
(REI/VG)

Agent Comments

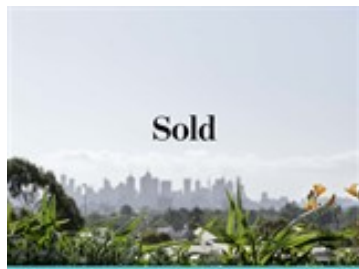
2 2 1

Price: \$910,000

Method: Sold Before Auction

Date: 14/09/2022

Property Type: Apartment



22/740 Orrong Rd TOORAK 3142 (REI/VG)

Agent Comments

2 1 1

Price: \$965,000

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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