



**Rooms:**  
**Property Type:** Flat  
**Land Size:** 1293.315 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$230,000 - \$250,000  
**Median Unit Price**  
June quarter 2017: \$1,380,000

## Comparable Properties



**17/1 Lumley Ct PRAHRAN 3181 (REI/VG)**

[Agent Comments](#)



**Price:** \$250,000  
**Method:** Private Sale  
**Date:** 04/04/2017  
**Rooms:** -  
**Property Type:** Apartment



**73/145 Canterbury Rd TOORAK 3142 (REI)**

[Agent Comments](#)



**Price:** \$247,500  
**Method:** Auction Sale  
**Date:** 22/04/2017  
**Rooms:** -  
**Property Type:** Apartment



**84/145 Canterbury Rd TOORAK 3142 (REI/VG)**

[Agent Comments](#)



**Price:** \$240,000  
**Method:** Private Sale  
**Date:** 10/02/2017  
**Rooms:** -  
**Property Type:** Apartment

## 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

47/145 Canterbury 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 \$230,000

&amp;

\$250,000

## Median sale price

Median price \$1,380,000

Unit X

Suburb Toorak

Period - From 01/04/2017

to

30/06/2017

Source REIV

## Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
17/1 Lumley Ct PRAHRAN 3181	\$250,000	04/04/2017
73/145 Canterbury Rd TOORAK 3142	\$247,500	22/04/2017
84/145 Canterbury Rd TOORAK 3142	\$240,000	10/02/2017