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	

Indicative selling price

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

Range between \$495,000 & \$525,000	Range between	\$495,000	&	\$525,000
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Median sale price

Median price	\$1,190,000	Pro	perty Type U	nit		Suburb	Toorak
Period - From	01/10/2020	to	30/09/2021	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	5/17 Ellesmere Rd WINDSOR 3181	\$492,000	18/05/2021
2	22/36 Grange Rd TOORAK 3142	\$520,000	25/06/2021
3	2/9 St James Rd ARMADALE 3143	\$527,000	29/05/2021

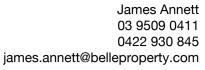
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	10/11/2021 18:18







Indicative Selling Price \$495,000 - \$525,000 **Median Unit Price** Year ending September 2021: \$1,190,000





Property Type: Apartment **Agent Comments**

Comparable Properties



5/17 Ellesmere Rd WINDSOR 3181 (REI/VG)





Price: \$492,000 Method: Private Sale Date: 18/05/2021

Property Type: Apartment

Agent Comments



22/36 Grange Rd TOORAK 3142 (REI/VG)



Price: \$520,000

Method: Sold Before Auction

Date: 25/06/2021

Property Type: Apartment

Agent Comments



2/9 St James Rd ARMADALE 3143 (REI/VG)



Price: \$527,000 Method: Auction Sale Date: 29/05/2021

Property Type: Apartment

Agent Comments

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



