

# 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

8/44a Lansell 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 \$880,000 & \$950,000

### Median sale price

Median price \$1,285,000 Property Type Unit Suburb Toorak

Period - From 01/04/2020 to 31/03/2021 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	11/4 Rockley Rd SOUTH YARRA 3141	\$892,000	15/05/2021
2	5/264 Williams Rd TOORAK 3142	\$950,000	14/05/2021
3	2/732 Orrong Rd TOORAK 3142	\$950,000	01/04/2021

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:

08/07/2021 15:54

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**Indicative Selling Price**

\$880,000 - \$950,000

**Median Unit Price**

Year ending March 2021: \$1,285,000



2 1 2

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**11/4 Rockley Rd SOUTH YARRA 3141 (REI)**

Agent Comments

2 1 1

**Price:** \$892,000

**Method:** Auction Sale

**Date:** 15/05/2021

**Property Type:** Apartment



**5/264 Williams Rd TOORAK 3142 (REI)**

Agent Comments

2 2 2

**Price:** \$950,000

**Method:** Sold Before Auction

**Date:** 14/05/2021

**Property Type:** Unit



**2/732 Orrong Rd TOORAK 3142 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$950,000

**Method:** Sold Before Auction

**Date:** 01/04/2021

**Property Type:** Apartment