

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

3/411 Toorak Road, Toorak Vic 3142

Indicative selling price

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

Range between \$595,000 & \$650,000

Median sale price

Median price \$960,000 Property Type Unit Suburb Toorak

Period - From 09/08/2020 to 08/08/2021 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	8c/587 Toorak Rd TOORAK 3142	\$627,000	10/04/2021
2	15/693 Malvern Rd TOORAK 3142	\$625,000	05/05/2021
3	31/530 Toorak Rd TOORAK 3142	\$612,500	27/03/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

09/08/2021 16:20

3/411 Toorak Road, Toorak Vic 3142



Rodney Morley
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Indicative Selling Price
\$595,000 - \$650,000

Median Unit Price
09/08/2020 - 08/08/2021: \$960,000



2 1 1

Rooms: 3
Property Type: Apartment
Agent Comments

Comparable Properties



8c/587 Toorak Rd TOORAK 3142 (REI/VG)

Agent Comments

2 1 1

Price: \$627,000
Method: Auction Sale
Date: 10/04/2021
Property Type: Apartment



15/693 Malvern Rd TOORAK 3142 (REI/VG)

Agent Comments

2 1 1

Price: \$625,000
Method: Auction Sale
Date: 05/05/2021
Property Type: Apartment



31/530 Toorak Rd TOORAK 3142 (REI/VG)

Agent Comments

2 1 1

Price: \$612,500
Method: Auction Sale
Date: 27/03/2021
Property Type: Apartment

Account - Rodney Morley | P: 03 9525 9222 | F: 03 9525 9362



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