

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

11/38 Grange Road, Toorak Vic 3142

Indicative selling price

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

Range between \$890,000

&

\$960,000

Median sale price

Median price \$1,152,500

Property Type Unit

Suburb Toorak

Period - From 01/10/2022

to

30/09/2023

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	8/38 Grange Rd TOORAK 3142	\$1,005,000	02/10/2023
2	5/3 Stonehaven Ct TOORAK 3142	\$956,000	21/10/2023
3	24/637 Orrong Rd TOORAK 3142	\$950,000	28/09/2023

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:

15/12/2023 15:29

11/38 Grange Road, Toorak Vic 3142



Lauchlan Waterfield
03 9509 0411
0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$890,000 - \$960,000

Median Unit Price

Year ending September 2023: \$1,152,500



3 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



8/38 Grange Rd TOORAK 3142 (REI)

Agent Comments

3 1 1

Price: \$1,005,000

Method: Sold Before Auction

Date: 02/10/2023

Property Type: Apartment



5/3 Stonehaven Ct TOORAK 3142 (REI)

Agent Comments

3 1 1

Price: \$956,000

Method: Auction Sale

Date: 21/10/2023

Property Type: Apartment

24/637 Orrong Rd TOORAK 3142 (REI/VG)

Agent Comments

3 1 1

Price: \$950,000

Method: Private Sale

Date: 28/09/2023

Property Type: Apartment

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



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