

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

9/298 WILLIAMS ROAD TOORAK VIC 3142

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$365,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,300,000

Property type

Unit

Suburb

Toorak

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

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 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

3/2A WASHINGTON STREET TOORAK VIC 3142	\$380,000	28-Jun-22
11/621-623 TOORAK ROAD TOORAK VIC 3142	\$361,000	19-Jun-22
13/789 MALVERN ROAD TOORAK VIC 3142	\$330,000	11-Mar-22

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 6 months.~~

This Statement of Information was prepared on: 28 July 2022



**3/2A WASHINGTON STREET
TOORAK VIC 3142**

1 1 1

Sold Price ^{RS} **\$380,000** ^{UN} Sold Date **28-Jun-22**

Distance **0.07km**



**11/621-623 TOORAK ROAD
TOORAK VIC 3142**

1 1 -

Sold Price **\$361,000** Sold Date **19-Jun-22**

Distance **1.7km**



**13/789 MALVERN ROAD TOORAK
VIC 3142**

1 1 1

Sold Price **\$330,000** Sold Date **11-Mar-22**

Distance **1.87km**

RS = Recent sale **UN** = Undisclosed Sale

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