

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

8/1a Washington Street, Toorak Vic 3142

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$1,262,500 Property Type Unit Suburb Toorak

Period - From 01/01/2021 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	10/411 Toorak Rd TOORAK 3142	\$665,000	08/05/2021
2	8c/587 Toorak Rd TOORAK 3142	\$627,000	10/04/2021
3	3/694 Orrong Rd TOORAK 3142	\$600,000	25/03/2021

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:

25/06/2021 10:05



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

March quarter 2021: \$1,262,500

Comparable Properties



10/411 Toorak Rd TOORAK 3142 (REI)

Agent Comments



Price: \$665,000

Method: Auction Sale

Date: 08/05/2021

Property Type: Apartment



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

Agent Comments



Price: \$627,000

Method: Auction Sale

Date: 10/04/2021

Property Type: Apartment

3/694 Orrong Rd TOORAK 3142 (VG)

Agent Comments



Price: \$600,000

Method: Sale

Date: 25/03/2021

Property Type: Strata Unit/Flat