

# 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

3/758 Orrong 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 \$1,200,000

&

\$1,320,000

### Median sale price

Median price \$1,056,000

Property Type Unit

Suburb Toorak

Period - From 01/01/2021

to 31/12/2021

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	5/40 Lansell Rd TOORAK 3142	\$1,280,000	11/12/2021
2	21/380 Toorak Rd SOUTH YARRA 3141	\$1,250,000	26/02/2022
3			

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:

02/03/2022 17:51



3 2 2

**Rooms:** 5  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$1,200,000 - \$1,320,000  
**Median Unit Price**  
Year ending December 2021: \$1,056,000

## Comparable Properties



**5/40 Lansell Rd TOORAK 3142 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,280,000  
**Method:** Auction Sale  
**Date:** 11/12/2021  
**Property Type:** Apartment



**21/380 Toorak Rd SOUTH YARRA 3141 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,250,000  
**Method:** Auction Sale  
**Date:** 26/02/2022  
**Property Type:** Apartment

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.

**Account - RT Edgar | P: 03 9826 1000**