

## 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

6/226a Kooyong 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 \$2,700,000

&amp;

\$2,950,000

**Median sale price**

Median price \$3,372,500

House

X

Unit

Suburb Toorak

Period - From 01/01/2019

to

31/03/2019

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		
2		
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.

6/226a Kooyong Road, Toorak Vic 3142

woodards 

Karen Chung

9805 1111

0488 618 816

kchung@woodards.com.au

**Indicative Selling Price**

\$2,700,000 - \$2,950,000

**Median House Price**

March quarter 2019: \$3,372,500



 4  4  2

**Rooms:**

**Property Type:**

**Land Size:** 480 sqm approx

**Agent Comments**

Internal area 310 sqm(approx)

## Comparable Properties

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.