

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

1/2-4 RUABON 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

\$540,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,070,000

Property type

Unit

Suburb

Toorak

Period-from

01 Nov 2023

to

31 Oct 2024

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

9/661 MALVERN ROAD TOORAK VIC 3142	\$545,000	27-May-24
2/222 WILLIAMS ROAD TOORAK VIC 3142	-	20-May-24

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: 12 November 2024



**9/661 MALVERN ROAD TOORAK
VIC 3142**

 2  1  1

Sold Price

\$545,000

Sold Date **27-May-24**

Distance **0.19km**



**2/222 WILLIAMS ROAD TOORAK
VIC 3142**

 2  1  1

Sold Price

- Sold Date **20-May-24**

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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