Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for:	sale
IIODGILV	Ullelea	101	saic

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 & \$570,00
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$1,070,000	Prope	erty type	y type Unit		Suburb	Toorak
Period-from	01 Nov 2023	to	31 Oct 2	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

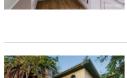
□ 1

Sold Price

\$545,000 Sold Date 27-May-24

Distance

0.19km



2/222 WILLIAMS ROAD TOORAK VIC 3142 Sold Price

- Sold Date 20-May-24

□ 2 **□** 1 **□** 1

₾ 1

= 2

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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