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

95/145 Canterbury Road, Toorak Vic 3142

Indicative selling price

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

Range between | $1,250,000 | & | $1,350,000

Median sale price

| Median price | $950,000 | Property Type | Unit | Suburb | Toorak |

| Period - From | 01/10/2023 | to | 30/09/2024 | 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 83/3 Rockley Rd SOUTH YARRA 3141	$1,200,000	15/06/2024
2 5/562 Toorak Rd TOORAK 3142	$1,230,000	09/05/2024
3 94/3-5 Rockley Rd SOUTH YARRA 3141	$1,325,000	04/05/2024

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: | 17/10/2024 14:28

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Property Type: Apartment

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median Unit Price
Year ending September 2024: $950,000

Comparable Properties

83/3 Rockley Rd SOUTH YARRA 3141 (VG)

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Price: $1,200,000
Method: Sale
Date: 15/06/2024
Property Type: Strata Unit/Flat

Agent Comments

5/562 Toorak Rd TOORAK 3142 (REI/VG)

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Price: $1,230,000
Method: Sold Before Auction
Date: 09/05/2024
Property Type: Unit

Agent Comments

94/3-5 Rockley Rd SOUTH YARRA 3141 (REI)

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Price: $1,325,000
Method: Auction Sale
Date: 04/05/2024
Property Type: Apartment

Agent Comments

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504