

# 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

12/209a 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 \$3,800,000 & \$4,100,000

### Median sale price

Median price \$4,350,000 Property Type House Suburb Toorak

Period - From 01/04/2019 to 31/03/2020 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	8/209a Kooyong Rd TOORAK 3142	\$4,200,000	24/04/2020
2	2/2 Nola Ct TOORAK 3142	\$3,800,000	29/02/2020
3	102/42 Washington St TOORAK 3142	\$3,700,000	14/02/2020

**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: 03/07/2020 16:18



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**Property Type:** Penthouse  
**Agent Comments**

**Indicative Selling Price**  
\$3,800,000 - \$4,100,000

**Median House Price**  
Year ending March 2020: \$4,350,000

## Comparable Properties



**8/209a Kooyong Rd TOORAK 3142 (REI)**

**Agent Comments**

3   2   2

**Price:** \$4,200,000  
**Method:** Private Sale  
**Date:** 24/04/2020  
**Property Type:** Flat/Unit/Apartment (Res)

**2/2 Nola Ct TOORAK 3142 (VG)**

**Agent Comments**

4   -   -

**Price:** \$3,800,000  
**Method:** Sale  
**Date:** 29/02/2020  
**Property Type:** Strata Unit/Flat



**102/42 Washington St TOORAK 3142 (REI/VG)** **Agent Comments**

3   3   2

**Price:** \$3,700,000  
**Method:** Private Sale  
**Date:** 14/02/2020  
**Rooms:** 6  
**Property Type:** Apartment