

# 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

4/8 Washington Street, Toorak Vic 3142

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$850,000

### Median sale price

Median price

\$940,000

Property Type

Unit

Suburb

Toorak

Period - From

05/09/2022

to

04/09/2023

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	8/17-21 Tivoli PI SOUTH YARRA 3141	\$890,000	12/08/2023
2	9/10 Kensington Rd SOUTH YARRA 3141	\$855,000	15/07/2023
3	7 Tevendale La TOORAK 3142	\$835,000	15/07/2023

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:

05/09/2023 18:19



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**Rooms:** 3  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$850,000  
**Median Unit Price**  
05/09/2022 - 04/09/2023: \$940,000

## Comparable Properties



**8/17-21 Tivoli PI SOUTH YARRA 3141 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$890,000  
**Method:** Private Sale  
**Date:** 12/08/2023  
**Property Type:** Apartment



**9/10 Kensington Rd SOUTH YARRA 3141 (REI)** **Agent Comments**

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**Price:** \$855,000  
**Method:** Auction Sale  
**Date:** 15/07/2023  
**Property Type:** Unit



**7 Tevendale La TOORAK 3142 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$835,000  
**Method:** Auction Sale  
**Date:** 15/07/2023  
**Property Type:** Townhouse (Res)

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