## 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
--

Single price \$850,000

#### Median sale price

Median price	\$940,000	Pro	perty Type Uni	t	Suburb	Toorak
Period - From	05/09/2022	to	04/09/2023	Sourc	ce 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.

Ado	dress 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









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)



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



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



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

7 Tevendale La TOORAK 3142 (REI/VG)

Agent Comments

Agent Comments



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

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



propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.