

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

14/712 Orrong Road, Toorak Vic 3142

Indicative selling price

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

Range between

\$350,000

&

\$385,000

Median sale price

Median price

\$1,033,750

Property Type

Unit

Suburb

Toorak

Period - From

01/04/2021

to

31/03/2022

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	17/215 Williams Rd SOUTH YARRA 3141	\$369,500	04/04/2022
2	25/403 Toorak Rd SOUTH YARRA 3141	\$360,000	29/03/2022
3	10/26 Wynnstay Rd PRAHRAN 3181	\$381,000	08/12/2021

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:

19/04/2022 10:21

14/712 Orrong Road, Toorak Vic 3142



Michael Tynan
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1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$350,000 - \$385,000

Median Unit Price

Year ending March 2022: \$1,033,750

Comparable Properties



17/215 Williams Rd SOUTH YARRA 3141 (REI) **Agent Comments**

1 1 -

Price: \$369,500

Method: Sold Before Auction

Date: 04/04/2022

Property Type: Unit



25/403 Toorak Rd SOUTH YARRA 3141 (REI) **Agent Comments**

1 1 1

Price: \$360,000

Method: Private Sale

Date: 29/03/2022

Property Type: Unit



10/26 Wynnstey Rd PRAHRAN 3181 (REI/VG) **Agent Comments**

1 1 1

Price: \$381,000

Method: Sold Before Auction

Date: 08/12/2021

Property Type: Apartment

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



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