

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

8/530 TOORAK ROAD TOORAK VIC 3142

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,005,000

Property type

Unit

Suburb

Toorak

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 6 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

7/693 MALVERN ROAD TOORAK VIC 3142	\$610,000	27-Oct-23
13/21 TINTERN AVENUE TOORAK VIC 3142	\$698,000	01-Nov-23
1/20 GRANDVIEW GROVE PRAHRAN VIC 3181	\$660,000	21-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 12 April 2024



**7/693 MALVERN ROAD TOORAK
VIC 3142**

2 1 1

Sold Price

\$610,000

Sold Date

27-Oct-23

Distance

0.95km



**13/21 TINTERN AVENUE TOORAK
VIC 3142**

2 1 1

Sold Price

\$698,000

Sold Date

01-Nov-23

Distance

1.09km



**1/20 GRANDVIEW GROVE
PRAHRAN VIC 3181**

2 1 1

Sold Price

^{RS} **\$660,000** ^{UN}

Sold Date

21-Mar-24

Distance

1.29km

RS = Recent sale

UN = Undisclosed Sale

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