

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

3/637 Toorak Road, Toorak Vic 3142

Indicative selling price

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

Single price

\$360,000

Median sale price

Median price

\$1,082,500

Property Type

Unit

Suburb

Toorak

Period - From

01/07/2021

to

30/06/2022

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	14/273 Williams Rd SOUTH YARRA 3141	\$350,000	13/04/2022
2	17/215 Williams Rd SOUTH YARRA 3141	\$369,500	04/04/2022
3	14/712 Orrong Rd TOORAK 3142	\$375,000	23/05/2022

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:

25/07/2022 10:04

3/637 Toorak Road, Toorak Vic 3142

Lauchlan Waterfield

03 9509 0411

0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$360,000

Median Unit Price

Year ending June 2022: \$1,082,500



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



14/273 Williams Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 1 -

Price: \$350,000

Method: Private Sale

Date: 13/04/2022

Property Type: Apartment



17/215 Williams Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 1 -

Price: \$369,500

Method: Sold Before Auction

Date: 04/04/2022

Property Type: Unit



14/712 Orrong Rd TOORAK 3142 (REI)

Agent Comments

1 1 -

Price: \$375,000

Method: Private Sale

Date: 23/05/2022

Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525