

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

10/425 Toorak Road, Toorak Vic 3142

### Indicative selling price

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

Range between \$360,000 & \$385,000

### Median sale price

Median price \$1,262,500 Property Type Unit Suburb Toorak

Period - From 01/01/2021 to 31/03/2021 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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	10/486 Toorak Rd TOORAK 3142	\$425,000	01/08/2020
2	4/621 Toorak Rd TOORAK 3142	\$385,000	16/12/2020
3	11/621 Toorak Rd TOORAK 3142	\$366,000	29/03/2021

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

24/05/2021 10:43



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$360,000 - \$385,000

**Median Unit Price**

March quarter 2021: \$1,262,500

## Comparable Properties



**10/486 Toorak Rd TOORAK 3142 (REI/VG)**

Agent Comments



**Price:** \$425,000

**Method:** Private Sale

**Date:** 01/08/2020

**Property Type:** Apartment



**4/621 Toorak Rd TOORAK 3142 (REI/VG)**

Agent Comments



**Price:** \$385,000

**Method:** Private Sale

**Date:** 16/12/2020

**Property Type:** Apartment



**11/621 Toorak Rd TOORAK 3142 (REI/VG)**

Agent Comments



**Price:** \$366,000

**Method:** Private Sale

**Date:** 29/03/2021

**Property Type:** Apartment