## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Property	offered	for s	sale
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Address	10/425 Toorak Road, Toorak Vic 3142
Including suburb or	
locality and postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$1,262,500	Pro	perty Type	Jnit	]	Suburb	Toorak
Period - From	01/01/2021	to	31/03/2021	Se	ource	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

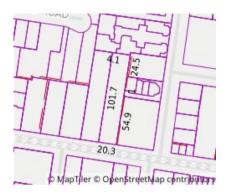
#### OR

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









**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)

Price: \$425,000 Method: Private Sale Date: 01/08/2020

Property Type: Apartment

**Agent Comments** 



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

Price: \$385,000 Method: Private Sale Date: 16/12/2020

Property Type: Apartment

**Agent Comments** 



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



Price: \$366.000 Method: Private Sale Date: 29/03/2021

Property Type: Apartment

Agent Comments

Account - Little Real Estate | P: 07 3037 0255



