

# 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

12/1 Ruabon 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 \$520,000 & \$560,000

### Median sale price

Median price \$961,500 Property Type Unit Suburb Toorak

Period - From 01/01/2020 to 31/12/2020 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	5/1 Ruabon Rd TOORAK 3142	\$550,000	10/02/2021
2	10/1 Ruabon Rd TOORAK 3142	\$532,500	27/01/2021
3	22/51 Union St WINDSOR 3181	\$530,000	18/03/2021

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:

19/03/2021 14:02

12/1 Ruabon Road, Toorak Vic 3142



Phoebe Hnarakis

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**Indicative Selling Price**

\$520,000 - \$560,000

**Median Unit Price**

Year ending December 2020: \$961,500



 2  1  1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**5/1 Ruabon Rd TOORAK 3142 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$550,000

**Method:** Private Sale

**Date:** 10/02/2021

**Property Type:** Apartment



**10/1 Ruabon Rd TOORAK 3142 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$532,500

**Method:** Sold Before Auction

**Date:** 27/01/2021

**Property Type:** Apartment



**22/51 Union St WINDSOR 3181 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$530,000

**Method:** Sold Before Auction

**Date:** 18/03/2021

**Property Type:** Apartment

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.