

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

13/746 Orrong Road, Toorak Vic 3142

Indicative selling price

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

Range between \$680,000

&

\$748,000

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	8/8 Cromwell Rd SOUTH YARRA 3141	\$705,000	18/12/2020
2	2/45 Spring St PRAHRAN 3181	\$692,500	17/12/2020
3	16/177 Power St HAWTHORN 3122	\$685,000	25/11/2020

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:

27/01/2021 18:19

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Indicative Selling Price

\$680,000 - \$748,000

Median Unit Price

Year ending December 2020: \$961,500



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



8/8 Cromwell Rd SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$705,000

Method: Private Sale

Date: 18/12/2020

Property Type: Apartment



2/45 Spring St PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$692,500

Method: Private Sale

Date: 17/12/2020

Property Type: Apartment



16/177 Power St HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$685,000

Method: Auction Sale

Date: 25/11/2020

Property Type: Apartment