Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	2/411 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

Range between \$595,000 & \$640,000	Range between	\$595,000	&	\$640,000
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Median sale price

Median price	\$983,500	Pro	perty Type U	nit		Suburb	Toorak
Period - From	12/11/2020	to	11/11/2021	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	8c/587 Toorak Rd TOORAK 3142	\$627,000	10/04/2021
2	12/530 Toorak Rd TOORAK 3142	\$615,000	12/08/2021
3	31/530 Toorak Rd TOORAK 3142	\$612,500	27/03/2021

OR

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

This Statement of Information was prepared on:	12/11/2021 10:25





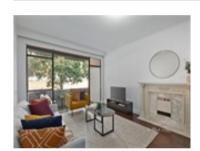
Rodney Morley 9826 0000 0418 321 222 rodney@rodneymorley.com.au

Indicative Selling Price \$595,000 - \$640,000 **Median Unit Price** 12/11/2020 - 11/11/2021: \$983,500





Comparable Properties



8c/587 Toorak Rd TOORAK 3142 (REI/VG)

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Price: \$627,000 Method: Auction Sale Date: 10/04/2021

Property Type: Apartment

Agent Comments



12/530 Toorak Rd TOORAK 3142 (REI/VG)





Price: \$615,000

Method: Sold Before Auction

Date: 12/08/2021 Property Type: Unit Agent Comments



31/530 Toorak Rd TOORAK 3142 (REI/VG)

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Price: \$612.500 Method: Auction Sale Date: 27/03/2021

Property Type: Apartment

Agent Comments

Account - Rodney Morley | P: 03 9525 9222 | F: 03 9525 9362



