

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

2/411 Toorak Road, Toorak Vic 3142

Indicative selling price

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

Range between

\$595,000

&

\$640,000

Median sale price

Median price

\$983,500

Property Type

Unit

Suburb

Toorak

Period - From

12/11/2020

to

11/11/2021

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	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 comparable properties 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



Property Type:

Agent Comments

Comparable Properties



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

Agent Comments



Price: \$627,000

Method: Auction Sale

Date: 10/04/2021

Property Type: Apartment



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

Agent Comments



Price: \$615,000

Method: Sold Before Auction

Date: 12/08/2021

Property Type: Unit



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

Agent Comments



Price: \$612,500

Method: Auction Sale

Date: 27/03/2021

Property Type: Apartment