

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 4/589 Toorak Road, Toorak Vic 3142

Indicative selling price

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

Single price \$1,995,000

Median sale price

Median price \$1,270,000

Property type Unit

Suburb Toorak

Period - From 01/01/2022

to

31/03/2022

Source REIV

Comparable property sales

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
3/29 Tintern Avenue, Toorak	\$1,950,000	26/01/2022
12/546 Toorak Road, Toorak	\$1,999,999	25/11/2021
1/14 Chastleton Avenue, Toorak	\$1,890,000	18/10/2021

This Statement of Information was prepared on: 14 April 2022