

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

4/1 Irving Road, Toorak Vic 3142

Indicative selling price

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

Single price

\$1,700,000

Median sale price

Median price

\$1,119,500

Property Type

Unit

Suburb

Toorak

Period - From

01/10/2019

to

31/12/2019

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	3/324 Glenferrie Rd MALVERN 3144	\$2,050,000	09/12/2019
2	1/209 Kooyong Rd TOORAK 3142	\$1,755,000	19/10/2019
3	2/26 Tintern Av TOORAK 3142	\$1,750,000	31/10/2019

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:

04/03/2020 11:59



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$1,700,000

Median Unit Price
December quarter 2019: \$1,119,500

Comparable Properties



3/324 Glenferrie Rd MALVERN 3144 (REI/VG)

Agent Comments

 3  2  2

Price: \$2,050,000
Method: Private Sale
Date: 09/12/2019
Property Type: Apartment

1/209 Kooyong Rd TOORAK 3142 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,755,000
Method: Auction Sale
Date: 19/10/2019
Property Type: Townhouse (Res)



2/26 Tintern Av TOORAK 3142 (VG)

Agent Comments

 2  -  -

Price: \$1,750,000
Method: Sale
Date: 31/10/2019
Property Type: Strata Unit/Flat