Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| | 5/679Toorak Road, Toorak Vic 3142 |
|----------------------|-----------------------------------|
| Including suburb and | |
| postcode | |
| | |
| | |
| | |

Indicative selling price

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

| 1.6.196 201.10611 4000,000 | Range between | \$500,000 | & | \$550,000 |
|----------------------------|---------------|-----------|---|-----------|
|----------------------------|---------------|-----------|---|-----------|

Median sale price

| Median price | \$975,000 | Pro | perty Type | Unit | | Suburb | Toorak |
|---------------|------------|-----|------------|------|--------|--------|--------|
| Period - From | 13/08/2023 | to | 12/08/2024 | | 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

| Add | dress of comparable property | Price | Date of sale |
|-----|----------------------------------|-----------|--------------|
| 1 | 188e Riversdale Rd HAWTHORN 3122 | \$565,000 | 01/08/2024 |
| 2 | 4/765 Malvern Rd TOORAK 3142 | \$500,000 | 21/03/2024 |
| 3 | 24/36 Grange Rd TOORAK 3142 | \$550,000 | 09/03/2024 |

OR

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

| This Statement of Information was prepared on: | 13/08/2024 13:21 |
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Mark Williams 03 9509 0411 0417 189 377 mark.williams@belleproperty.com

Indicative Selling Price \$500,000 - \$550,000 **Median Unit Price** 13/08/2023 - 12/08/2024: \$975,000

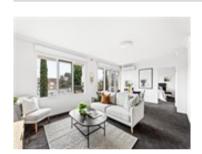




Rooms: 3

Property Type: Apartment **Agent Comments**

Comparable Properties



188e Riversdale Rd HAWTHORN 3122 (REI)

Price: \$565,000 Method: Private Sale Date: 01/08/2024

Property Type: Apartment

Agent Comments



4/765 Malvern Rd TOORAK 3142 (REI/VG)



Agent Comments

Price: \$500,000 Method: Private Sale Date: 21/03/2024 Property Type: Unit







Agent Comments

Price: \$550.000 Method: Private Sale Date: 09/03/2024 Property Type: Unit

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



