Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 7/712 Orrong Road, Toorak Vic 3142

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single pric	e \$650,000								
Median sale price									
Median price	\$962,500	Pro	operty Type Unit	:	Suburb	Toorak			
Period - From	01/01/2024	to	31/03/2024	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	21/2 Lamin La TOORAK 3142	\$652,500	19/02/2024
2			
3			

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:

17/06/2024 10:39







Property Type: Unit Agent Comments

Indicative Selling Price \$650,000 Median Unit Price March quarter 2024: \$962,500

Comparable Properties



21/2 Lamin La TOORAK 3142 (REI/VG)



Price: \$652,500 Method: Sold Before Auction Date: 19/02/2024 Property Type: Apartment Agent Comments

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.

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199





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