

# 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

4/522 Toorak Road, Toorak Vic 3142

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$980,000 & \$1,070,000

### Median sale price

Median price \$1,054,500 Property Type Unit Suburb Toorak

Period - From 01/01/2023 to 31/12/2023 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	1/453 Glenferrie Rd KOOYONG 3144	\$1,120,000	22/09/2023
2	23/399 Toorak Rd SOUTH YARRA 3141	\$1,100,000	30/11/2023
3	3/71 Lansell Rd TOORAK 3142	\$1,005,000	07/11/2023

**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:

05/02/2024 15:37



**Property Type:** Apartment

Agent Comments

## Comparable Properties



1/453 Glenferrie Rd KOOYONG 3144 (REI/VG)

Agent Comments



**Price:** \$1,120,000

**Method:** Sold Before Auction

**Date:** 22/09/2023

**Property Type:** Apartment



23/399 Toorak Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments



**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 30/11/2023

**Property Type:** Apartment



3/71 Lansell Rd TOORAK 3142 (REI/VG)

Agent Comments



**Price:** \$1,005,000

**Method:** Private Sale

**Date:** 07/11/2023

**Property Type:** Apartment