Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	7/71 Lansell Road, Toorak Vic 3142
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Indicative selling price

Property offered for sale

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Range between \$1,240,000	&	\$1,300,000
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Median sale price

Median price	\$1,262,500	Pro	perty Type	Jnit]	Suburb	Toorak
Period - From	01/01/2021	to	31/03/2021	Se	ource	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.

Ad	dress of comparable property	Price	Date of sale
1	3/71 Lansell Rd TOORAK 3142	\$1,260,000	13/03/2021
2			
3			

OR

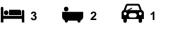
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	20/05/2021 08:51









Property Type: Townhouse

(Single)

Agent Comments

Indicative Selling Price \$1,240,000 - \$1,300,000 Median Unit Price March quarter 2021: \$1,262,500

Comparable Properties



3/71 Lansell Rd TOORAK 3142 (REI)

= 3

6

Price: \$1,260,000 Method: Auction Sale Date: 13/03/2021

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 - Hayden Real Estate South Yarra | P: 03 98200244 | F: 03 98201173



