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	11/703 Orrong Road, Toorak Vic 3142
Including suburb and	
postcode	

Indicative selling price

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

Single price \$1,490,000

Median sale price

Median price	\$950,000	Pro	perty Type	Unit		Suburb	Toorak
Period - From	01/10/2023	to	30/09/2024		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 Price Date of sale

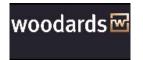
1	23/50 Ross St TOORAK 3142	\$1,510,000	07/10/2024
2	2/705 Orrong Rd TOORAK 3142	\$1,550,000	21/08/2024
3	20/512 Toorak Rd TOORAK 3142	\$1,528,000	02/07/2024

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:	28/11/2024 16:38









Property Type: Apartment Agent Comments

Indicative Selling Price \$1,490,000 Median Unit Price Year ending September 2024: \$950,000

Comparable Properties



23/50 Ross St TOORAK 3142 (REI/VG)

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2

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Price: \$1,510,000

Method: Sold Before Auction

Date: 07/10/2024

Property Type: Apartment

Agent Comments



2/705 Orrong Rd TOORAK 3142 (REI/VG)

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Agent Comments

Price: \$1,550,000

Method: Expression of Interest

Date: 21/08/2024

Property Type: Apartment



20/512 Toorak Rd TOORAK 3142 (REI)

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Agent Comments

Price: \$1,528,000 **Method:** Private Sale **Date:** 02/07/2024

Property Type: Apartment

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504



