

# 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

11/703 Orrong 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)

Single price \$1,490,000

### Median sale price

Median price \$950,000

Property 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



 2  
  2  
  2

**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)**

Agent Comments

 2  
  2  
  1

**Price:** \$1,510,000

**Method:** Sold Before Auction

**Date:** 07/10/2024

**Property Type:** Apartment



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

Agent Comments

 2  
  2  
  2

**Price:** \$1,550,000

**Method:** Expression of Interest

**Date:** 21/08/2024

**Property Type:** Apartment



**20/512 Toorak Rd TOORAK 3142 (REI)**

Agent Comments

 3  
  2  
  2

**Price:** \$1,528,000

**Method:** Private Sale

**Date:** 02/07/2024

**Property Type:** Apartment

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