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 1/9 Canterbury Road, Toorak Vic 3142

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | |
|--|-------------|-----|-------------|-----|-----|------|---------------|--|--|
| Single price | e \$500,000 | | | | | | | | |
| Median sale p | rice | | | | | | | | |
| Median price | \$1,020,250 | Pro | operty Type | Uni | t | | Suburb Toorak | | |
| Period - From | 01/10/2021 | to | 31/12/2021 | | Sou | irce | 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.

| Ado | dress of comparable property | Price | Date of sale |
|-----|---------------------------------|-----------|--------------|
| 1 | 2/2 May Gr SOUTH YARRA 3141 | \$515,000 | 05/03/2022 |
| 2 | 6/45 Armadale St ARMADALE 3143 | \$500,000 | 19/02/2022 |
| 3 | 13/49a Denbigh Rd ARMADALE 3143 | \$480,000 | 11/04/2022 |

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:

12/04/2022 09:18



woodards

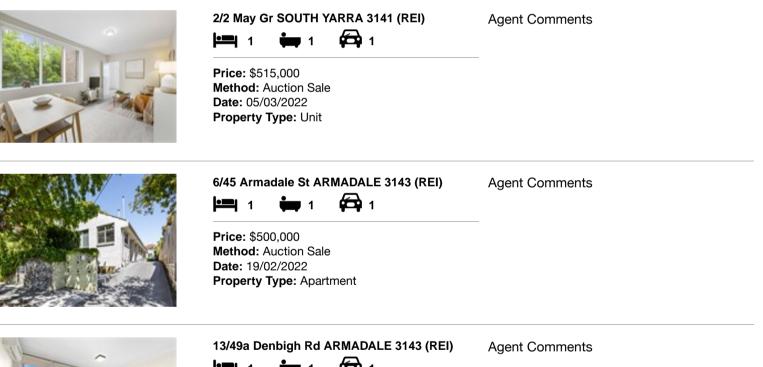




Property Type: Apartment Agent Comments

Indicative Selling Price \$500,000 **Median Unit Price** December guarter 2021: \$1,020,250

Comparable Properties





6 1 **•** 1

Price: \$480,000 Method: Private Sale Date: 11/04/2022 Property Type: Apartment

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300



propertydata

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