

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

3/12 Lambert Road, Toorak Vic 3142

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$3,100,000

House

X

Unit

Suburb Toorak

Period - From 01/07/2017

to

30/09/2017

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	2/17 Como Av SOUTH YARRA 3141	\$1,405,000	28/10/2017
2	5/44-46 Chomley St PRAHRAN 3181	\$1,296,000	02/09/2017
3	10e Cromwell Rd SOUTH YARRA 3141	\$1,295,000	29/07/2017

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.~~



3
 2
 2

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

September quarter 2017: \$3,100,000

Comparable Properties



2/17 Como Av SOUTH YARRA 3141 (REI)

3
 1
 1

Price: \$1,405,000

Method: Auction Sale

Date: 28/10/2017

Rooms: -

Property Type: Townhouse (Res)

Agent Comments

This is above the range as this property is in a better location due to close proximity of the train line to Lambert Road.



5/44-46 Chomley St PRAHRAN 3181 (REI)

3
 2
 2

Price: \$1,296,000

Method: Auction Sale

Date: 02/09/2017

Rooms: -

Property Type: Townhouse (Res)

Agent Comments

more townhouses in the block however it has the same accommodation to Lambert road.



10e Cromwell Rd SOUTH YARRA 3141 (REI/VG)

3
 1
 2

Price: \$1,295,000

Method: Auction Sale

Date: 29/07/2017

Rooms: -

Property Type: Townhouse (Res)

Agent Comments

smaller in land size however they are similar in style / condition.