

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

2/70-72 Canterbury Road, Toorak Vic 3142

Indicative selling price

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

Single price

\$600,000

Median sale price

Median price

\$900,000

Property Type

Unit

Suburb

Toorak

Period - From

01/04/2022

to

30/06/2022

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	15/70 Canterbury Rd TOORAK 3142	\$591,000	28/05/2022
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:

06/09/2022 20:40



1 bed 1 bath 0 car

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$600,000

Median Unit Price
June quarter 2022: \$900,000

Comparable Properties



15/70 Canterbury Rd TOORAK 3142 (REI/VG)

1 bed 1 bath - car

Price: \$591,000
Method: Auction Sale
Date: 28/05/2022
Property Type: Apartment

Agent Comments

Same Complex, 1 x bedroom, no courtyard, balcony, no private street frontage, renovated

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.