Chisholm&Gamon

Daniel Svak 03 9531 1245 0400 298 923

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

REIV

Source

Property offered for sale

Address Including suburb and postcode

Indicative selling price

Period - From 01/01/2018

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

Range betwee	n \$570,000		&	\$	625,000					
Median sale price										
Median price	\$989,500	House		Unit	х		Suburb	Toorak		

Comparable property sales (*Delete A or B below as applicable)

to

31/03/2018

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.

Ade	dress of comparable property	Price	Date of sale
1	1/844 Malvern Rd ARMADALE 3143	\$615,000	30/05/2018
2	1/6 Lambert Rd TOORAK 3142	\$599,999	23/12/2017
3	3/256 Williams Rd TOORAK 3142	\$592,000	02/06/2018

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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



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Rooms: Property Type: Strata Unit/Flat Agent Comments

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> **Indicative Selling Price** \$570,000 - \$625,000 **Median Unit Price** March quarter 2018: \$989,500

Comparable Properties



1/844 Malvern Rd ARMADALE 3143 (REI)





Price: \$615,000 Method: Private Sale Date: 30/05/2018 Rooms: 3 Property Type: Apartment

1/6 Lambert Rd TOORAK 3142 (REI/VG)

Agent Comments

Agent Comments



Price: \$599,999 Method: Private Sale Date: 23/12/2017 Rooms: 4 Property Type: Apartment

2

3/256 Williams Rd TOORAK 3142 (REI)



Price: \$592.000 Method: Auction Sale Date: 02/06/2018 Rooms: -Property Type: Apartment Agent Comments

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