

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

36/530 Toorak Road, Toorak Vic 3142

Indicative selling price

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

Range between \$570,000

&

\$625,000

Median sale price

Median price \$989,500

House

Unit

X

Suburb Toorak

Period - From 01/01/2018

to

31/03/2018

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 | 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.~~

36/530 Toorak Road, Toorak Vic 3142

Chisholm & Gamon

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Indicative Selling Price

\$570,000 - \$625,000

Median Unit Price

March quarter 2018: \$989,500



3 1 1

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



1/844 Malvern Rd ARMADALE 3143 (REI)

Agent Comments

2 1 1

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

2 1 1

Price: \$599,999

Method: Private Sale

Date: 23/12/2017

Rooms: 4

Property Type: Apartment



3/256 Williams Rd TOORAK 3142 (REI)

Agent Comments

2 1 -

Price: \$592,000

Method: Auction Sale

Date: 02/06/2018

Rooms: -

Property Type: Apartment