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 5/3 Tahara Road, Toorak Vic 3142

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$850,000		&		\$900,000			
Median sale pr	rice							
Median price	\$832,500	Pro	operty Type	Unit			Suburb	Toorak
Period - From	01/01/2020	to	31/03/2020		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	8/4 Glyndebourne Av TOORAK 3142	\$915,000	22/02/2020
2	2/480 Glenferrie Rd HAWTHORN 3122	\$860,000	26/03/2020
3	1803/35 Malcolm St SOUTH YARRA 3141	\$850,000	21/04/2020

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:

02/07/2020 12:22









Property Type: Apartment Agent Comments

Andrew James 03 9509 0411 0411 420 788 andrew.james@belleproperty.com

> Indicative Selling Price \$850,000 - \$900,000 Median Unit Price March quarter 2020: \$832,500

Comparable Properties



8/4 Glyndebourne Av TOORAK 3142 (REI/VG) Agent Comments



Price: \$915,000 Method: Auction Sale Date: 22/02/2020 Property Type: Apartment



2/480 Glenferrie Rd HAWTHORN 3122 (REI/VG) Agent Comments



Price: \$860,000 Method: Sold Before Auction Date: 26/03/2020 Property Type: Apartment



1803/35 Malcolm St SOUTH YARRA 3141 (VG) Agent Comments



Price: \$850,000 Method: Sale Date: 21/04/2020 Property Type: Strata Unit/Flat

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525





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.