

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

5/3 Tahara Road, Toorak Vic 3142

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$832,500 Property Type Unit Suburb Toorak

Period - From 01/01/2020 to 31/03/2020 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	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

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Indicative Selling Price

\$850,000 - \$900,000

Median Unit Price

March quarter 2020: \$832,500



3 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



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

3 1 1

Price: \$915,000

Method: Auction Sale

Date: 22/02/2020

Property Type: Apartment



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

3 2 1

Price: \$860,000

Method: Sold Before Auction

Date: 26/03/2020

Property Type: Apartment



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

3 - -

Price: \$850,000

Method: Sale

Date: 21/04/2020

Property Type: Strata Unit/Flat