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

11/51-53 Grange Road, Toorak Vic 3142

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$750,000		&		\$795,000			
Median sale pr	rice							
Median price	\$1,054,500	Pro	pperty Type	Unit			Suburb	Toorak
Period - From	01/01/2023	to	31/12/2023		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.

Ado	dress of comparable property	Price	Date of sale
1	13/27 Kensington Rd SOUTH YARRA 3141	\$760,000	16/12/2023
2	73/390 Toorak Rd SOUTH YARRA 3141	\$777,000	17/01/2024
3	6/1 Washington St TOORAK 3142	\$795,000	06/12/2023

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:

28/02/2024 15:00









Property Type: Apartment Agent Comments Lauchlan Waterfield 03 9509 0411 0422 290 489 lauchlan.waterfield@belleproperty.com

Indicative Selling Price \$750,000 - \$795,000 Median Unit Price Year ending December 2023: \$1,054,500

Comparable Properties



73/390 Toorak Rd SOUTH YARRA 3141 (REI/VG)

13/27 Kensington Rd SOUTH YARRA 3141

1 1

Agent Comments

Agent Comments



Property Type: Apartment

(REI) •== 3

Price: \$760,000 **Method:** Auction Sale **Date:** 16/12/2023

Price: \$777,000 Method: Expression of Interest Date: 17/01/2024 Property Type: Apartment

6/1 Washington St TOORAK 3142 (REI)



Agent Comments

Price: \$795,000 Method: Private Sale Date: 06/12/2023 Property Type: Apartment

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





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