

# 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

6/40 Washington Street, Toorak Vic 3142

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000 & \$650,000

### Median sale price

Median price \$1,250,000 Property Type Unit Suburb Toorak

Period - From 01/10/2020 to 31/12/2020 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	6/49 Grange Rd TOORAK 3142	\$672,000	27/02/2021
2	3/2 Tivoli PI SOUTH YARRA 3141	\$620,000	10/11/2020
3	13/9 Canterbury Rd TOORAK 3142	\$615,000	12/12/2020

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:

24/03/2021 15:07

6/40 Washington Street, Toorak Vic 3142

Walter Summons

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**Indicative Selling Price**

\$600,000 - \$650,000

**Median Unit Price**

December quarter 2020: \$1,250,000



2 1 1

**Property Type:**

Agent Comments

## Comparable Properties



**6/49 Grange Rd TOORAK 3142 (REI)**

Agent Comments

2 1 1

**Price:** \$672,000

**Method:** Auction Sale

**Date:** 27/02/2021

**Property Type:** Apartment

**3/2 Tivoli PI SOUTH YARRA 3141 (VG)**

Agent Comments

2 - -

**Price:** \$620,000

**Method:** Sale

**Date:** 10/11/2020

**Property Type:** Flat/Unit/Apartment (Res)

**13/9 Canterbury Rd TOORAK 3142 (REI/VG)**

Agent Comments

2 1 -

**Price:** \$615,000

**Method:** Auction Sale

**Date:** 12/12/2020

**Property Type:** Apartment

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