

# 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

2/6 Lambert Road, Toorak Vic 3142

### Indicative selling price

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

Single price

\$550,000

### Median sale price

Median price

\$1,020,250

Property Type

Unit

Suburb

Toorak

Period - From

01/10/2021

to

31/12/2021

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	10/789 Malvern Rd TOORAK 3142	\$575,000	18/10/2021
2	16/425 Toorak Rd TOORAK 3142	\$561,000	16/10/2021
3	3/8 Lambert Rd TOORAK 3142	\$510,000	06/10/2021

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:

24/02/2022 09:02



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**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$550,000

**Median Unit Price**

December quarter 2021: \$1,020,250

## Comparable Properties



**10/789 Malvern Rd TOORAK 3142 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$575,000

**Method:** Sold Before Auction

**Date:** 18/10/2021

**Property Type:** Unit



**16/425 Toorak Rd TOORAK 3142 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$561,000

**Method:** Auction Sale

**Date:** 16/10/2021

**Property Type:** Unit



**3/8 Lambert Rd TOORAK 3142 (REI)**

**Agent Comments**

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**Price:** \$510,000

**Method:** Private Sale

**Date:** 06/10/2021

**Property Type:** Apartment

**Account - Woodards** | P: 03 9519 8333 | F: 03 9519 8300