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 2/6 Lambert Road, Toorak Vic 3142

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting				
Single price	e \$550,000									
Median sale price										
Median price	\$1,020,250	Pro	operty Type	Unit			Suburb	Toorak		
Period - From	01/10/2021	to	31/12/2021		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.

Add	dress 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



woodards 🚾





Property Type: Apartment Agent Comments

Indicative Selling Price \$550,000 **Median Unit Price** December guarter 2021: \$1,020,250

Comparable Properties



10/789 Malvern Rd TOORAK 3142 (REI)



1 1



Price: \$575,000 Method: Sold Before Auction Date: 18/10/2021 Property Type: Unit

16/425 Toorak Rd TOORAK 3142 (REI)



Price: \$561,000 Method: Auction Sale Date: 16/10/2021 Property Type: Unit

2

3/8 Lambert Rd TOORAK 3142 (REI)

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Agent Comments

Agent Comments

Agent Comments



Price: \$510,000 Method: Private Sale Date: 06/10/2021 Property Type: Apartment

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





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