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 3/1 Irving Road, Toorak Vic 3142

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing			
Range betwee	\$2,700,000		&		\$2,970,000				
Median sale p	rice								
Median price	\$1,255,000	Pro	operty Type	Unit			Suburb	Toorak	
Period - From	01/07/2020	to	30/06/2021		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.

Ade	dress of comparable property	Price	Date of sale
1	1/89 Mathoura Rd TOORAK 3142	\$3,100,000	22/06/2021
2	2/72 Adelaide St ARMADALE 3143	\$2,975,000	10/07/2021
3	301/70 Wattletree Rd ARMADALE 3143	\$2,855,000	05/08/2021

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:

30/09/2021 18:49









Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$2,700,000 - \$2,970,000 **Median Unit Price** Year ending June 2021: \$1,255,000

Comparable Properties



1/89 Mathoura Rd TOORAK 3142 (VG)



Price: \$3,100,000 Method: Sale Date: 22/06/2021 Property Type: Strata Unit/Flat Agent Comments



2/72 Adelaide St ARMADALE 3143 (REI)

Agent Comments





Price: \$2,975,000 Method: Auction Sale Date: 10/07/2021 Property Type: Apartment

301/70 Wattletree Rd ARMADALE 3143 (REI)



Agent Comments

Price: \$2,855,000 Method: Private Sale Date: 05/08/2021 Property Type: Apartment

Account - RT Edgar | P: 03 9826 1000



propertydata

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