

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

3/1 Irving Road, Toorak Vic 3142

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,700,000

&

\$2,970,000

Median sale price

Median price \$1,255,000

Property Type Unit

Suburb Toorak

Period - From 01/07/2020

to 30/06/2021

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	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)

Agent Comments



Price: \$3,100,000

Method: Sale

Date: 22/06/2021

Property Type: Strata Unit/Flat



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