### 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

12/209a Kooyong Road, Toorak Vic 3142

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betwee	\$3,800,000		&		\$4,100,000			
Median sale p	rice							
Median price	\$4,350,000	Pro	operty Type	Hou	se		Suburb	Toorak
Period - From	01/04/2019	to	31/03/2020		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	8/209a Kooyong Rd TOORAK 3142	\$4,200,000	24/04/2020
2	2/2 Nola Ct TOORAK 3142	\$3,800,000	29/02/2020
3	102/42 Washington St TOORAK 3142	\$3,700,000	14/02/2020

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:

03/07/2020 16:18



# **RT Edgar**





**Property Type:** Penthouse Agent Comments

Indicative Selling Price \$3,800,000 - \$4,100,000 Median House Price Year ending March 2020: \$4,350,000

## **Comparable Properties**



8/209a Kooyong Rd TOORAK 3142 (REI)



Price: \$4,200,000 Method: Private Sale Date: 24/04/2020 Property Type: Flat/Unit/Apartment (Res) Agent Comments

Agent Comments

#### 2/2 Nola Ct TOORAK 3142 (VG)

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Price: \$3,800,000 Method: Sale Date: 29/02/2020 Property Type: Strata Unit/Flat



102/42 Washington St TOORAK 3142 (REI/VG) Agent Comments



Price: \$3,700,000 Method: Private Sale Date: 14/02/2020 Rooms: 6 Property Type: Apartment

#### Account - RT Edgar | P: 03 9826 1000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.