

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

95/145 Canterbury Road, Toorak Vic 3142

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$1,199,000

Property Type

Unit

Suburb

Toorak

Period - From

01/04/2024

to

30/06/2024

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	3B/516 Toorak Rd TOORAK 3142	\$1,500,000	08/05/2024
2	4/692 Orrong Rd TOORAK 3142	\$1,500,000	28/02/2024
3	3/1 Lansell Rd TOORAK 3142	\$1,450,000	22/05/2024

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:

22/07/2024 17:11



 3  2  4

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median Unit Price

June quarter 2024: \$1,199,000

Comparable Properties



3B/516 Toorak Rd TOORAK 3142 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,500,000

Method: Sold Before Auction

Date: 08/05/2024

Property Type: Unit



4/692 Orrong Rd TOORAK 3142 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,500,000

Method: Private Sale

Date: 28/02/2024

Property Type: Apartment



3/1 Lansell Rd TOORAK 3142 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,450,000

Method: Sold Before Auction

Date: 22/05/2024

Property Type: Apartment

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504