

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

102/721 Toorak Road, Kooyong Vic 3144

Indicative selling price

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

Single price \$658,000

Median sale price*

Median price

House

Unit

Suburb

Kooyong

Period - From

to

Source

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	5/1639 Malvern Rd GLEN IRIS 3146	\$650,000	08/12/2018
2	2/443 Burke Rd GLEN IRIS 3146	\$630,000	08/04/2019
3	G01/1226-1230 Malvern Rd MALVERN 3144	\$610,000	08/02/2019

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.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



2
 2
 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$658,000
No median price available

Comparable Properties

5/1639 Malvern Rd GLEN IRIS 3146 (REI)

Agent Comments

2
 2
 1

Price: \$650,000
Method: Auction Sale
Date: 08/12/2018
Rooms: -
Property Type: Apartment



2/443 Burke Rd GLEN IRIS 3146 (REI)

Agent Comments

2
 2
 2

Price: \$630,000
Method: Private Sale
Date: 08/04/2019
Rooms: -
Property Type: Townhouse (Single)



G01/1226-1230 Malvern Rd MALVERN 3144 (REI)

Agent Comments

2
 2
 1

Price: \$610,000
Method: Private Sale
Date: 08/02/2019
Rooms: -
Property Type: Apartment