

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

12/558 Toorak Road, Toorak Vic 3142

Indicative selling price

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

Range between \$460,000 & \$490,000

Median sale price

Median price \$1,100,000 Property Type Unit Suburb Toorak

Period - From 04/03/2019 to 03/03/2020 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	7/70-72 Canterbury Rd TOORAK 3142	\$518,500	12/12/2019
2	7/2 May Gr SOUTH YARRA 3141	\$489,000	19/10/2019
3	14/621 Toorak Rd TOORAK 3142	\$484,500	14/12/2019

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.~~

This Statement of Information was prepared on:

04/03/2020 10:39

Rodney Morley

9826 0000

0418 321 222

rodney@rodneymorley.com.au

Indicative Selling Price

\$460,000 - \$490,000

Median Unit Price

04/03/2019 - 03/03/2020: \$1,100,000



1 1 2

Property Type: Flat

Agent Comments

Comparable Properties

7/70-72 Canterbury Rd TOORAK 3142 (REI/VG) **Agent Comments**

1 1 1

Price: \$518,500

Method: Private Sale

Date: 12/12/2019

Property Type: Apartment



7/2 May Gr SOUTH YARRA 3141 (REI/VG) **Agent Comments**

1 1 1

Price: \$489,000

Method: Auction Sale

Date: 19/10/2019

Property Type: Apartment



14/621 Toorak Rd TOORAK 3142 (VG) **Agent Comments**

1 - -

Price: \$484,500

Method: Sale

Date: 14/12/2019

Property Type: Strata Unit/Flat