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	cons	sumer.vic.go	v.au/ı	underquot	ing		
Range betweer	\$460,000		&		\$490,000			
Median sale pr	rice							
Median price	\$1,100,000	Pro	operty Type	Unit			Suburb	Toorak
Period - From	04/03/2019	to	03/03/2020		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	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







Property Type: Flat Agent Comments 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

Comparable Properties

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



Price: \$518,500 Method: Private Sale Date: 12/12/2019 Property Type: Apartment



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



Price: \$489,000 Method: Auction Sale Date: 19/10/2019 Property Type: Apartment



14/621 Toorak Rd TOORAK 3142 (VG)

Price: \$484,500 Method: Sale Date: 14/12/2019 Property Type: Strata Unit/Flat Agent Comments

Agent Comments

Account - Rodney Morley | P: 03 9525 9222 | F: 03 9525 9362



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.