

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

1/486 Toorak Road, Toorak Vic 3142

Indicative selling price

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

Range between \$398,000

&

\$435,000

Median sale price

Median price \$1,100,000

Property Type Unit

Suburb Toorak

Period - From 23/01/2019

to 22/01/2020

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	10/47 Rockley Rd SOUTH YARRA 3141	\$450,000	30/09/2019
2	211/220 Commercial Rd PRAHRAN 3181	\$445,000	09/10/2019
3	3/48 Cromwell Rd SOUTH YARRA 3141	\$415,000	14/09/2019

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:

23/01/2020 14:41



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



10/47 Rockley Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$450,000

Method: Sale by Tender

Date: 30/09/2019

Property Type: Apartment



211/220 Commercial Rd PRAHRAN 3181 (REI)

Agent Comments



Price: \$445,000

Method: Private Sale

Date: 09/10/2019

Property Type: Apartment



3/48 Cromwell Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$415,000

Method: Auction Sale

Date: 14/09/2019

Rooms: 2

Property Type: Apartment