

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

3b/587 Toorak Road, Toorak Vic 3142

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$940,000 House Unit X Suburb Toorak

Period - From 01/10/2017 to 31/12/2017 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	6/18 Tintern Av TOORAK 3142	\$560,000	03/03/2018
2	8/9 Rockley Rd SOUTH YARRA 3141	\$550,000	05/03/2018
3	8/38 Kensington Rd SOUTH YARRA 3141	\$501,000	07/04/2018

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.



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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
December quarter 2017: \$940,000

Comparable Properties



6/18 Tintern Av TOORAK 3142 (REI)

Agent Comments

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Price: \$560,000
Method: Auction Sale
Date: 03/03/2018
Rooms: 2
Property Type: Apartment



8/9 Rockley Rd SOUTH YARRA 3141 (REI)

Agent Comments

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Price: \$550,000
Method: Sold Before Auction
Date: 05/03/2018
Rooms: -
Property Type: Apartment



8/38 Kensington Rd SOUTH YARRA 3141 (REI) **Agent Comments**

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Price: \$501,000
Method: Auction Sale
Date: 07/04/2018
Rooms: -
Property Type: Apartment