

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

5/717 Toorak Road, Kooyong Vic 3144

Indicative selling price

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

Range between \$1,050,000

&

\$1,100,000

Median sale price

Median price \$780,000

Property Type Unit

Suburb Kooyong

Period - From 30/03/2022

to

29/03/2023

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	7/717 Toorak Rd KOOYONG 3144	\$1,250,000	26/06/2022
2	83/546 Toorak Rd TOORAK 3142	\$1,200,000	20/10/2022
3	8B/516 Toorak Rd TOORAK 3142	\$1,175,000	26/11/2022

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:

30/03/2023 16:24



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,100,000

Median Unit Price

30/03/2022 - 29/03/2023: \$780,000

Comparable Properties

7/717 Toorak Rd KOOYONG 3144 (VG)

Agent Comments



Price: \$1,250,000

Method: Sale

Date: 26/06/2022

Property Type: Strata Unit/Flat



83/546 Toorak Rd TOORAK 3142 (REI/VG)

Agent Comments



Price: \$1,200,000

Method: Sold Before Auction

Date: 20/10/2022

Property Type: Apartment



8B/516 Toorak Rd TOORAK 3142 (REI/VG)

Agent Comments



Price: \$1,175,000

Method: Auction Sale

Date: 26/11/2022

Property Type: Apartment