

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

13/646 Toorak Road, Toorak Vic 3142

Indicative selling price

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

Single price

\$600,000

Median sale price

Median price

\$1,050,000

Property Type

Unit

Suburb

Toorak

Period - From

01/07/2021

to

30/09/2021

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	3/411 Toorak Rd TOORAK 3142	\$660,000	06/10/2021
2	12/530 Toorak Rd TOORAK 3142	\$615,000	12/08/2021
3	2/411 Toorak Rd TOORAK 3142	\$607,000	20/11/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

17/12/2021 18:41



Property Type:
Agent Comments

Indicative Selling Price
\$600,000
Median Unit Price
September quarter 2021: \$1,050,000

Comparable Properties



3/411 Toorak Rd TOORAK 3142 (REI/VG)

Agent Comments



Price: \$660,000
Method: Sold Before Auction
Date: 06/10/2021
Property Type: Apartment



12/530 Toorak Rd TOORAK 3142 (REI/VG)

Agent Comments



Price: \$615,000
Method: Sold Before Auction
Date: 12/08/2021
Property Type: Unit



2/411 Toorak Rd TOORAK 3142 (REI)

Agent Comments



Price: \$607,000
Method: Auction Sale
Date: 20/11/2021
Property Type: Apartment