# 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

2/698 Orrong Road, Toorak Vic 3142

### Indicative selling price

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

Range between | $870,000 | & | $950,000

### Median sale price

Median price | $1,255,000 | Property Type | Unit | Suburb | Toorak

Period - From | 01/07/2020 | to | 30/06/2021 | 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 | 17/723 Orrong Rd TOORAK 3142 | $950,000 | 14/07/2021 |
| 2 | 1/255 Williams Rd SOUTH YARRA 3141 | $940,000 | 10/07/2021 |
| 3 | 2/328 Malvern Rd PRAHRAN 3181 | $905,000 | 15/09/2021 |

**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: | 28/09/2021 13:36

**WE DELIVER... Biggin Scott**

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**Property Type:** Apartment
Agent Comments

**Indicative Selling Price**
$870,000 - $950,000
**Median Unit Price**
Year ending June 2021: $1,255,000

# Comparable Properties



**17/723 Orrong Rd TOORAK 3142 (VG)**

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**Price:** $950,000
**Method:** Sale
**Date:** 14/07/2021
**Property Type:** Strata Unit/Flat

Agent Comments



**1/255 Williams Rd SOUTH YARRA 3141 (REI/VG)**

🛏 2      🛁 1      🚗 1

**Price:** $940,000
**Method:** Auction Sale
**Date:** 10/07/2021
**Property Type:** Unit

Agent Comments



**2/328 Malvern Rd PRAHRAN 3181 (REI)**

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**Price:** $905,000
**Method:** Sold Before Auction
**Date:** 15/09/2021
**Property Type:** Apartment

Agent Comments

**Account** - Biggin & Scott   |   P: 9520 9000   |   F: 9533 6140