

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

15/70 Canterbury Road, Toorak Vic 3142

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$1,268,000 Property Type Unit Suburb Toorak

Period - From 01/01/2022 to 31/03/2022 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	201/99 River St SOUTH YARRA 3141	\$639,000	14/01/2022
2	2/19 Kensington Rd SOUTH YARRA 3141	\$615,000	24/01/2022
3	410/1 Almeida Cr SOUTH YARRA 3141	\$601,000	25/02/2022

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:

05/05/2022 09:29



Rooms: 2
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$600,000 - \$650,000
Median Unit Price
March quarter 2022: \$1,268,000

Comparable Properties



201/99 River St SOUTH YARRA 3141 (VG)



Price: \$639,000
Method: Sale
Date: 14/01/2022
Property Type: Strata Unit/Flat

Agent Comments

Contemporary complex, 1 x bedroom apartment within 1.5km from subject property



2/19 Kensington Rd SOUTH YARRA 3141 (REI/VG)



Price: \$615,000
Method: Private Sale
Date: 24/01/2022
Property Type: Apartment

Agent Comments

Older style complex, 1 x bedroom apartment, within 1km distance from subject property



410/1 Almeida Cr SOUTH YARRA 3141 (REI/VG)



Price: \$601,000
Method: Private Sale
Date: 25/02/2022
Property Type: Apartment

Agent Comments

Contemporary complex, within 1.5km distance from subject property