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: 2/630 Toorak Road, Toorak Vic 3142

Indicative selling price

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

Single price: $699,000

Median sale price

| Median price | $900,000 | Property Type | Unit | Suburb | Toorak |

Period - From: 01/04/2022 to 30/06/2022   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 10/677 Toorak Rd TOORAK 3142	$735,000	23/07/2022
2 17/630 Toorak Rd TOORAK 3142	$700,000	18/06/2022
3 8/630 Toorak Rd TOORAK 3142	$660,000	07/04/2022

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: 13/09/2022 12:19

belle PROPERTY

Walter Summons
03 9509 0411
0438 576 233
walter.summons@belleproperty.com

2 **1** **1**

Property Type: Unit
Land Size: 85 sqm approx

Agent Comments

Indicative Selling Price
$699,000
Median Unit Price
June quarter 2022: $900,000

Comparable Properties

10/677 Toorak Rd TOORAK 3142 (REI)

2 **1** **1**

Price: $735,000
Method: Sold Before Auction
Date: 23/07/2022
Property Type: Apartment

Agent Comments

17/630 Toorak Rd TOORAK 3142 (REI/VG)

2 **1** **1**

Price: $700,000
Method: Auction Sale
Date: 18/06/2022
Property Type: Apartment

Agent Comments

8/630 Toorak Rd TOORAK 3142 (REI)

2 **1** **1**

Price: $660,000
Method: Sold Before Auction
Date: 07/04/2022
Property Type: Apartment

Agent Comments

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525