

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

43/145 Canterbury Road, Toorak Vic 3142

Indicative selling price

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

Range between

\$200,000

&

\$220,000

Median sale price

Median price

\$980,000

Property Type

Unit

Suburb

Toorak

Period - From

17/04/2022

to

16/04/2023

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	905/32 Bray St SOUTH YARRA 3141	\$220,000	02/02/2023
2	5/130 Williams Rd PRAHRAN 3181	\$220,000	11/12/2022
3	503/32 Bray St SOUTH YARRA 3141	\$205,000	24/11/2022

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:

17/04/2023 15:22



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Rooms: 1
Property Type: Flat
Agent Comments

Indicative Selling Price
\$200,000 - \$220,000
Median Unit Price
17/04/2022 - 16/04/2023: \$980,000

Comparable Properties



905/32 Bray St SOUTH YARRA 3141 (REI/VG)

Agent Comments

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Price: \$220,000
Method: Private Sale
Date: 02/02/2023
Property Type: Unit



5/130 Williams Rd PRAHRAN 3181 (VG)

Agent Comments

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Price: \$220,000
Method: Sale
Date: 11/12/2022
Property Type: Strata Unit/Flat



503/32 Bray St SOUTH YARRA 3141 (REI/VG)

Agent Comments

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Price: \$205,000
Method: Private Sale
Date: 24/11/2022
Property Type: Apartment