

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

4/44 Lansell Road, Toorak Vic 3142

Indicative selling price

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

Single price

\$1,150,000

Median sale price

Median price

\$1,012,500

Property Type

Unit

Suburb

Toorak

Period - From

01/10/2018

to

30/09/2019

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	14/30 Lansell Rd TOORAK 3142	\$1,200,000	16/11/2019
2	20/723 Orrong Rd TOORAK 3142	\$1,125,000	08/07/2019
3	5/562 Toorak Rd TOORAK 3142	\$1,095,000	21/09/2019

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:

18/12/2019 17:23



3 2 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$1,150,000
Median Unit Price
Year ending September 2019: \$1,012,500

Comparable Properties



14/30 Lansell Rd TOORAK 3142 (REI)

Agent Comments

2 2 2

Price: \$1,200,000
Method: Auction Sale
Date: 16/11/2019
Property Type: Apartment



20/723 Orrong Rd TOORAK 3142 (REI)

Agent Comments

2 1 2

Price: \$1,125,000
Method: Private Sale
Date: 08/07/2019
Property Type: Apartment



5/562 Toorak Rd TOORAK 3142 (REI)

Agent Comments

3 1 1

Price: \$1,095,000
Method: Private Sale
Date: 21/09/2019
Rooms: 5
Property Type: Apartment