

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

3/708 Orrong Road, Toorak Vic 3142

Indicative selling price

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

Single price

\$1,030,000

Median sale price

Median price

\$3,050,000

Property Type

Townhouse

Suburb

Toorak

Period - From

15/08/2023

to

14/08/2024

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	5/5 Stanhope Ct SOUTH YARRA 3141	\$1,000,000	03/04/2024
2	1/648 High St PRAHRAN 3181	\$1,035,000	16/03/2024
3	6/758 Orrong Rd TOORAK 3142	\$1,085,000	15/03/2024

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:

15/08/2024 10:43



2 2 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,030,000

Median Townhouse Price

15/08/2023 - 14/08/2024: \$3,050,000

Comparable Properties



5/5 Stanhope Ct SOUTH YARRA 3141 (REI/VG) **Agent Comments**

2 1 1

Price: \$1,000,000

Method: Private Sale

Date: 03/04/2024

Property Type: Apartment



1/648 High St PRAHRAN 3181 (REI/VG) **Agent Comments**

2 1 1

Price: \$1,035,000

Method: Private Sale

Date: 16/03/2024

Property Type: Apartment



6/758 Orrong Rd TOORAK 3142 (REI/VG) **Agent Comments**

2 2 2

Price: \$1,085,000

Method: Sold Before Auction

Date: 15/03/2024

Property Type: Unit