

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

4/36 Grange Road, Toorak Vic 3142

Indicative selling price

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

Range between \$410,000

&

\$450,000

Median sale price

Median price \$1,600,000

Property Type Unit

Suburb Toorak

Period - From 01/04/2019

to 30/06/2019

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	3/34 Clarke St PRAHRAN 3181	\$459,000	13/04/2019
2	20/21 Tintern Av TOORAK 3142	\$441,000	15/06/2019
3	3/48 Cromwell Rd SOUTH YARRA 3141	\$415,000	14/09/2019

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:

07/10/2019 19:20



 1  1  1

Property Type: Flat

Land Size: 2211.29 sqm approx

Agent Comments

Comparable Properties



3/34 Clarke St PRAHRAN 3181 (REI/VG)

Agent Comments

 1  1  1

Price: \$459,000

Method: Auction Sale

Date: 13/04/2019

Property Type: Apartment



20/21 Tintern Av TOORAK 3142 (REI/VG)

Agent Comments

 1  1  1

Price: \$441,000

Method: Auction Sale

Date: 15/06/2019

Property Type: Apartment



3/48 Cromwell Rd SOUTH YARRA 3141 (REI)

Agent Comments

 1  1  -

Price: \$415,000

Method: Auction Sale

Date: 14/09/2019

Rooms: 2

Property Type: Apartment