# Statement of Information Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 14/417 Toorak Road, Toorak Vic 3142

#### Indicative selling price

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Single price \$825,000

#### Median sale price

Median price	\$1,190,000	Pro	operty Type Unit	:		Suburb	Toorak
Period - From	01/10/2020	to	30/09/2021	So	urce	REIV	

## Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within five kilometres of the property for sale in the lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	24/417 Toorak Rd TOORAK 3142	\$865,000	30/06/2021
2	19/425 Toorak Rd TOORAK 3142	\$850,000	14/06/2021
3			

OR

**B**<sup>\*</sup> The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

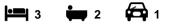
This Statement of Information was prepared on:

04/12/2021 17:02









Property Type: Apartment Agent Comments Indicative Selling Price \$825,000 Median Unit Price Year ending September 2021: \$1,190,000

# **Comparable Properties**



The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

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