

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

14/417 Toorak Road, Toorak Vic 3142

Indicative selling price

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

Single price

\$825,000

Median sale price

Median price

\$1,190,000

Property Type

Unit

Suburb

Toorak

Period - From

01/10/2020

to

30/09/2021

Source

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 last eighteen 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	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* 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



3 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$825,000

Median Unit Price

Year ending September 2021: \$1,190,000

Comparable Properties



24/417 Toorak Rd TOORAK 3142 (REI/VG)

Agent Comments

3 1 1

Price: \$865,000

Method: Sold Before Auction

Date: 30/06/2021

Property Type: Apartment



19/425 Toorak Rd TOORAK 3142 (REI/VG)

Agent Comments

3 1 1

Price: \$850,000

Method: Private Sale

Date: 14/06/2021

Property Type: Apartment

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.

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525