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	21/746 Orrong Road, Toorak Vic 3142
Including suburb and	
postcode	

Indicative selling price

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

Single price \$699,000

Median sale price

Median price	\$1,199,000	Pro	perty Type U	Init		Suburb	Toorak
Period - From	01/04/2024	to	30/06/2024	S	ource	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

Add	dress of comparable property	Price	Date of sale
1	16/14 Lansell Rd TOORAK 3142	\$680,000	05/06/2024
2	6C/587 Toorak Rd TOORAK 3142	\$695,000	10/05/2024
3	14/746 Orrong Rd TOORAK 3142	\$739,500	05/06/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

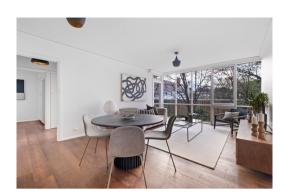
This Statement of Information was prepared on:	25/07/2024 12:27





Walter Summons 03 9509 0411 0438 576 233 walter.summons@belleproperty.com

> Indicative Selling Price \$699,000 Median Unit Price June quarter 2024: \$1,199,000



— 2 **—** 1 **—**

Property Type: Apartment Agent Comments

Comparable Properties



16/14 Lansell Rd TOORAK 3142 (REI)

2



6

Price: \$680,000 Method: Private Sale Date: 05/06/2024

Property Type: Apartment

Agent Comments



6C/587 Toorak Rd TOORAK 3142 (REI)

2





Price: \$695,000

Method: Sold Before Auction

Date: 10/05/2024

Property Type: Apartment

Agent Comments



14/746 Orrong Rd TOORAK 3142 (REI)



6

Price: \$739.500

Method: Sold Before Auction

Date: 05/06/2024

Property Type: Apartment

Agent Comments

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



