

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

671 Orrong Road, Toorak Vic 3142

Indicative selling price

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

Range between \$2,600,000 & \$2,800,000

Median sale price

Median price \$4,719,000 Property Type House Suburb Toorak

Period - From 01/10/2023 to 30/09/2024 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	19 Moonga Rd TOORAK 3142	\$2,788,000	31/08/2024
2	62e Heyington PI TOORAK 3142	\$2,800,000	18/05/2024
3			

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:

22/10/2024 17:12



 4  2  2

Property Type: House (Res)

Land Size: 460 sqm approx

Agent Comments

Indicative Selling Price

\$2,600,000 - \$2,800,000

Median House Price

Year ending September 2024: \$4,719,000

Comparable Properties



19 Moonga Rd TOORAK 3142 (REI)

Agent Comments

 4  2  2

Price: \$2,788,000

Method: Auction Sale

Date: 31/08/2024

Property Type: House



62e Heyington PI TOORAK 3142 (REI/VG)

Agent Comments

 4  3  2

Price: \$2,800,000

Method: Expression of Interest

Date: 18/05/2024

Property Type: House (Res)

Land Size: 219 sqm approx

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.

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504