### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

**Price** 

| Address              | 671 Orrong Road, Toorak Vic 3142 |
|----------------------|----------------------------------|
| Including suburb and |                                  |
| postcode             |                                  |
|                      |                                  |
|                      |                                  |

#### 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 | Pro | perty 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

| , | and the companion property   |             | 24.0 0. 04.0 |
|---|------------------------------|-------------|--------------|
| 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 |                              |             |              |

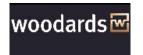
#### OR

**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 |
|--|------------------|



Date of sale







**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)

4

**-** 2

**6** 

Price: \$2,788,000 Method: Auction Sale Date: 31/08/2024

Property Type: House

**Agent Comments** 



62e Heyington PI TOORAK 3142 (REI/VG)

4





**6** 

Price: \$2,800,000

Method: Expression of Interest

Date: 18/05/2024

Property Type: House (Res) Land Size: 219 sqm approx **Agent Comments** 

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



