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

4/568 Toorak Road, Toorak Vic 3142

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting											
Range betwee	\$1,400,000		&		\$1,500,000						
Median sale p	rice										
Median price	\$1,000,000	Pro	operty Type	Unit			Suburb	Toorak			
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	3/63 Kooyong Rd ARMADALE 3143	\$1,462,500	24/02/2024
2	4/692 Orrong Rd TOORAK 3142	\$1,500,000	28/02/2024
3	1/2 Kooyongkoot Rd HAWTHORN 3122	\$1,527,000	02/03/2024

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:

12/04/2024 15:47









Property Type: Apartment Agent Comments Andrew James 03 9509 0411 0411 420 788 andrew.james@belleproperty.com

Indicative Selling Price \$1,400,000 - \$1,500,000 Median Unit Price Year ending March 2024: \$1,000,000

Comparable Properties



3/63 Kooyong Rd ARMADALE 3143 (REI/VG)



Price: \$1,462,500 Method: Auction Sale Date: 24/02/2024 Property Type: Townhouse (Res)

4/692 Orrong Rd TOORAK 3142 (REI/VG)

Agent Comments

Agent Comments



Price: \$1,500,000 Method: Private Sale Date: 28/02/2024 Property Type: Apartment

1/2 Kooyongkoot Rd HAWTHORN 3122 (REI)



Agent Comments



Price: \$1,527,000 Method: Auction Sale Date: 02/03/2024 Property Type: Unit

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





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