

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

4/736 Orrong Road, Toorak Vic 3142

Indicative selling price

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

Range between \$800,000

&

\$850,000

Median sale price

Median price \$1,000,000

Property Type Unit

Suburb Toorak

Period - From 13/04/2020

to

12/04/2021

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	23/14 Lansell Rd TOORAK 3142	\$845,000	20/02/2021
2	12/641 Malvern Rd TOORAK 3142	\$800,000	10/03/2021
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:

13/04/2021 11:28



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Property Type: Apartment

Agent Comments

Comparable Properties



23/14 Lansell Rd TOORAK 3142 (REI)

Agent Comments

2 1 1

Price: \$845,000

Method: Auction Sale

Date: 20/02/2021

Property Type: Apartment



12/641 Malvern Rd TOORAK 3142 (REI)

Agent Comments

2 1 1

Price: \$800,000

Method: Sold Before Auction

Date: 10/03/2021

Property Type: Apartment

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.