

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

84/145 Canterbury Road, Toorak Vic 3142

Indicative selling price

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

Single price \$270,000

Median sale price

Median price \$900,000

Property Type Unit

Suburb Toorak

Period - From 01/04/2022

to 30/06/2022

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	114/153b High St PRAHRAN 3181	\$268,000	16/08/2022
2	802/1a Yarra St SOUTH YARRA 3141	\$266,000	07/04/2022
3	104/15 Clifton St PRAHRAN 3181	\$265,500	26/05/2022

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:

18/08/2022 09:59



Property Type: Apartment
Agent Comments

Indicative Selling Price
\$270,000

Median Unit Price
June quarter 2022: \$900,000

Comparable Properties



114/153b High St PRAHRAN 3181 (REI)



Agent Comments

Studio apartment, within 2km of subject property, car parking

Price: \$268,000
Method: Private Sale
Date: 16/08/2022
Property Type: Apartment



802/1a Yarra St SOUTH YARRA 3141 (VG)



Agent Comments

Borrowed light apartment, within 2km of subject, no car parking

Price: \$266,000
Method: Sale
Date: 07/04/2022
Property Type: Strata Unit/Flat



104/15 Clifton St PRAHRAN 3181 (REI/VG)



Agent Comments

Price: \$265,500
Method: Private Sale
Date: 26/05/2022
Property Type: Apartment