Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 84/145 Canterbury Road, Toorak Vic 3142

Indicative selling price

	e		
For the meaning	of this price see	consumer.vic.gov.au/	underguoting
i or the meaning		consumer.vic.gov.au/	underquoting

Single price \$270,000

Median sale price

Median price	\$900,000	Pro	perty Type Uni	t		Suburb	Toorak
Period - From	01/04/2022	to	30/06/2022	Sou	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	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



84/145 Canterbury Road, Toorak Vic 3142



Simon Dale 0425771377 sdale@bigginscott.com.au





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)



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

Agent Comments

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



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



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

Agent Comments

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



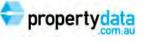
104/15 Clifton St PRAHRAN 3181 (REI/VG)



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

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140





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