

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

3/641 Toorak Road, Toorak Vic 3142

Indicative selling price

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

Range between \$655,000 & \$670,000

Median sale price

Median price \$1,082,500 Property Type Unit Suburb Toorak

Period - From 01/07/2021 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	17/630 Toorak Rd TOORAK 3142	\$700,000	18/06/2022
2	8/628 Toorak Rd TOORAK 3142	\$660,000	07/04/2022
3	8/630 Toorak Rd TOORAK 3142	\$660,000	07/04/2022

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:

27/09/2022 14:52



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Property Type: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price

\$655,000 - \$670,000

Median Unit Price

Year ending June 2022: \$1,082,500

Comparable Properties



17/630 Toorak Rd TOORAK 3142 (REI/VG)

Agent Comments

 2  1  1

Price: \$700,000

Method: Auction Sale

Date: 18/06/2022

Property Type: Apartment

8/628 Toorak Rd TOORAK 3142 (VG)

Agent Comments

 2  -  -

Price: \$660,000

Method: Sale

Date: 07/04/2022

Property Type: Strata Unit/Flat



8/630 Toorak Rd TOORAK 3142 (REI)

Agent Comments

 2  1  1

Price: \$660,000

Method: Sold Before Auction

Date: 07/04/2022

Property Type: Apartment

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504