## 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	3/641 Toorak Road, Toorak Vic 3142
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$655,000	&	\$670,000
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#### Median sale price

Median price	\$1,082,500	Pro	perty Type Ur	nit		Suburb	Toorak
Period - From	01/07/2021	to	30/06/2022	So	ource	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

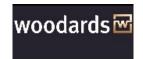
Address of comparable property		Price	Date of sale
1	17/630 Toorak Rd TOORAK 3142	\$700,000	18/06/2022
2	8/628 Toorak Rd TOORAK 3142	\$660,000	07/04/2022
3	8/630 Toorak Rd TOORAK 3142	\$660,000	07/04/2022

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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









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)



Price: \$700,000 Method: Auction Sale Date: 18/06/2022

Property Type: Apartment

**Agent Comments** 

8/628 Toorak Rd TOORAK 3142 (VG)

**-**





Price: \$660,000 Method: Sale Date: 07/04/2022

Property Type: Strata Unit/Flat

Agent Comments



8/630 Toorak Rd TOORAK 3142 (REI)



Price: \$660.000

Method: Sold Before Auction

Date: 07/04/2022

Property Type: Apartment

Agent Comments

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



