

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 202/723 Toorak Road, Kooyong Vic 3144

Indicative selling price

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

Range between \$650,000 & \$715,000

Median sale price

Median price \$1,185,000 Property Type Unit Suburb Kooyong

Period - From 29/04/2023 to 28/04/2024 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	112/1639 Malvern Rd GLEN IRIS 3146	\$710,000	10/04/2024
2	3/7 Warner St MALVERN 3144	\$690,000	11/04/2024
3	3/6 Maitland St GLEN IRIS 3146	\$680,000	09/04/2024

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: 29/04/2024 19:20



Property Type: Apartment

Agent Comments

Comparable Properties



112/1639 Malvern Rd GLEN IRIS 3146 (REI)

Agent Comments



Price: \$710,000

Method: Private Sale

Date: 10/04/2024

Property Type: Apartment



3/7 Warner St MALVERN 3144 (REI)

Agent Comments



Price: \$690,000

Method: Private Sale

Date: 11/04/2024

Property Type: Apartment



3/6 Maitland St GLEN IRIS 3146 (REI)

Agent Comments



Price: \$680,000

Method: Private Sale

Date: 09/04/2024

Property Type: Apartment