

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

G04/14 Lascelles Avenue, Toorak Vic 3142

Indicative selling price

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

Single price

\$1,600,000

Median sale price

Median price

\$925,100

Property Type

Unit

Suburb

Toorak

Period - From

01/04/2023

to

30/06/2023

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	4/555 Toorak Rd TOORAK 3142	\$1,800,000	08/06/2023
2	104/14 Lascelles Av TOORAK 3142	\$1,660,000	24/03/2023
3			

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:

26/07/2023 17:43



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Property Type: Apartment
Land Size: 207 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000
Median Unit Price
June quarter 2023: \$925,100

Comparable Properties



4/555 Toorak Rd TOORAK 3142 (REI)

Agent Comments

2 2 2

Price: \$1,800,000
Method: Private Sale
Date: 08/06/2023
Property Type: Apartment



104/14 Lascelles Av TOORAK 3142 (REI/VG)

Agent Comments

2 2 2

Price: \$1,660,000
Method: Private Sale
Date: 24/03/2023
Property Type: Apartment

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.