

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

15/1 Ruabon Road, Toorak Vic 3142

Indicative selling price

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

Single price

\$529,000

Median sale price

Median price

\$698,750

Property Type

Unit

Suburb

Toorak

Period - From

01/07/2019

to

30/09/2019

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	13/16 Kensington Rd SOUTH YARRA 3141	\$537,500	01/06/2019
2	3/3 Barnsbury Rd SOUTH YARRA 3141	\$537,000	14/09/2019
3	7/82 Cromwell Rd SOUTH YARRA 3141	\$525,000	13/09/2019

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:

19/11/2019 12:20



 2  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$529,000

Median Unit Price

September quarter 2019: \$698,750

Comparable Properties



13/16 Kensington Rd SOUTH YARRA 3141 (REI)

Agent Comments

 2  1  1

Price: \$537,500

Method: Auction Sale

Date: 01/06/2019

Rooms: 4

Property Type: Apartment



3/3 Barnsbury Rd SOUTH YARRA 3141 (REI)

Agent Comments

 2  1  -

Price: \$537,000

Method: Auction Sale

Date: 14/09/2019

Property Type: Apartment



7/82 Cromwell Rd SOUTH YARRA 3141 (REI)

Agent Comments

 2  1  1

Price: \$525,000

Method: Private Sale

Date: 13/09/2019

Property Type: Apartment