

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

10/630 Toorak Road, Toorak Vic 3142

Indicative selling price

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

Single price

\$670,000

Median sale price

Median price

\$1,150,000

Property Type

Unit

Suburb

Toorak

Period - From

01/04/2019

to

31/03/2020

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	8/28 Power St TOORAK 3142	\$656,000	30/05/2020
2	6/24 Mathoura Rd TOORAK 3142	\$645,000	13/06/2020
3	6C/587 Toorak Rd TOORAK 3142	\$625,000	23/03/2020

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:

09/07/2020 09:46



2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$670,000

Median Unit Price

Year ending March 2020: \$1,150,000

Comparable Properties



8/28 Power St TOORAK 3142 (REI)

Agent Comments

2 1 1

Price: \$656,000

Method: Auction Sale

Date: 30/05/2020

Rooms: 3

Property Type: Apartment



6/24 Mathoura Rd TOORAK 3142 (REI)

Agent Comments

2 1 1

Price: \$645,000

Method: Auction Sale

Date: 13/06/2020

Property Type: Apartment



6C/587 Toorak Rd TOORAK 3142 (REI)

Agent Comments

2 1 1

Price: \$625,000

Method: Sold Before Auction

Date: 23/03/2020

Property Type: Apartment