

# 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

3/414 Glenferrie Road, Kooyong Vic 3144

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$660,000

&

\$720,000

### Median sale price

Median price \$1,099,500

Property Type Unit

Suburb Kooyong

Period - From 21/06/2020

to

20/06/2021

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 | 10/5 Selwyn Ct TOORAK 3142     | \$715,000 | 14/05/2021   |
| 2 | 108/723 Toorak Rd KOOYONG 3144 | \$710,000 | 03/05/2021   |
| 3 | 3/49 Bruce St TOORAK 3142      | \$709,000 | 15/04/2021   |

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:

21/06/2021 12:32



2 1 2

**Property Type:** Strata Unit/Flat

**Land Size:** 83 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$660,000 - \$720,000

**Median Unit Price**

21/06/2020 - 20/06/2021: \$1,099,500

## Comparable Properties



**10/5 Selwyn Ct TOORAK 3142 (REI)**

**Agent Comments**

2 1 2

**Price:** \$715,000

**Method:** Private Sale

**Date:** 14/05/2021

**Property Type:** Apartment

**108/723 Toorak Rd KOOYONG 3144 (VG)**

**Agent Comments**

2 - -

**Price:** \$710,000

**Method:** Sale

**Date:** 03/05/2021

**Property Type:** Strata Unit/Flat



**3/49 Bruce St TOORAK 3142 (REI)**

**Agent Comments**

2 1 -

**Price:** \$709,000

**Method:** Sold Before Auction

**Date:** 15/04/2021

**Property Type:** Apartment