

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

8/33 Irving Road, Toorak Vic 3142

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,020,250

Property Type Unit

Suburb Toorak

Period - From 01/10/2021

to

31/12/2021

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	4/2a Lansell Rd TOORAK 3142	\$1,745,000	17/02/2022
2	2/33 Tintern Av TOORAK 3142	\$1,720,000	19/02/2022
3	2/29b Hampden Rd ARMADALE 3143	\$1,557,000	19/03/2022

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:

22/03/2022 12:11



3 2 1

Property Type: Unit
Land Size: 120 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median Unit Price
December quarter 2021: \$1,020,250

Comparable Properties



4/2a Lansell Rd TOORAK 3142 (REI)

Agent Comments

3 1 1

Price: \$1,745,000
Method: Sold Before Auction
Date: 17/02/2022
Property Type: Unit



2/33 Tintern Av TOORAK 3142 (REI)

Agent Comments

2 2 1

Price: \$1,720,000
Method: Auction Sale
Date: 19/02/2022
Property Type: House (Res)



2/29b Hampden Rd ARMADALE 3143 (REI)

Agent Comments

2 2 1

Price: \$1,557,000
Method: Auction Sale
Date: 19/03/2022
Property Type: Unit

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