

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

96/145 Canterbury Road, Toorak Vic 3142

Indicative selling price

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

Range between

\$450,000

&

\$485,000

Median sale price

Median price

\$896,000

Property Type

Unit

Suburb

Toorak

Period - From

23/11/2019

to

22/11/2020

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	3/2 KING St PRAHRAN 3181	\$480,000	10/08/2020
2	206/9 Darling St SOUTH YARRA 3141	\$475,000	02/10/2020
3	908/77 River St SOUTH YARRA 3141	\$456,000	03/08/2020

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:

23/11/2020 09:15



Property Type: Apartment

Agent Comments

Comparable Properties



3/2 KING St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$480,000

Method: Private Sale

Date: 10/08/2020

Rooms: 2

Property Type: Apartment



206/9 Darling St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$475,000

Method: Sold Before Auction

Date: 02/10/2020

Property Type: Apartment



908/77 River St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$456,000

Method: Sale by Tender

Date: 03/08/2020

Property Type: Apartment