### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	23/530 Toorak Road, Toorak Vic 3142
Including suburb or	
locality and postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$1,285,000	Pro	perty Type Ur	nit		Suburb	Toorak
Period - From	01/04/2020	to	31/03/2021	Sc	urce	REIV	

## Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within five kilometres of the property for sale in the last 18 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
<b>-</b>	21/E20 Toorak Pd TOOPAK 21/12	¢610 500	27/02/2021

1	31/530 Toorak Rd TOORAK 3142	\$612,500	27/03/2021
2	3A/587 Toorak Rd TOORAK 3142	\$565,000	06/02/2021
3	8/530 Toorak Rd TOORAK 3142	\$545,000	12/03/2020

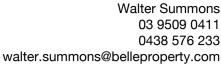
#### OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	10/05/2021 12:46







**Indicative Selling Price** \$520,000 - \$560,000 **Median Unit Price** Year ending March 2021: \$1,285,000





Rooms: 4

Property Type: Apartment **Agent Comments** 

# Comparable Properties



31/530 Toorak Rd TOORAK 3142 (REI)

Price: \$612,500





Method: Auction Sale Date: 27/03/2021

Property Type: Apartment

Agent Comments



3A/587 Toorak Rd TOORAK 3142 (REI)







Price: \$565,000 Method: Auction Sale Date: 06/02/2021

Property Type: Apartment

Agent Comments



8/530 Toorak Rd TOORAK 3142 (VG)





Price: \$545.000 Method: Sale Date: 12/03/2020

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



