

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

23/530 Toorak Road, Toorak Vic 3142

### Indicative selling price

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

Range between \$520,000 & \$560,000

### Median sale price

Median price \$1,285,000 Property Type Unit Suburb Toorak

Period - From 01/04/2020 to 31/03/2021 Source 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
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

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**Indicative Selling Price**

\$520,000 - \$560,000

**Median Unit Price**

Year ending March 2021: \$1,285,000



2 1 0

**Rooms:** 4

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**31/530 Toorak Rd TOORAK 3142 (REI)**

Agent Comments

2 1 1

**Price:** \$612,500

**Method:** Auction Sale

**Date:** 27/03/2021

**Property Type:** Apartment



**3A/587 Toorak Rd TOORAK 3142 (REI)**

Agent Comments

2 1 -

**Price:** \$565,000

**Method:** Auction Sale

**Date:** 06/02/2021

**Property Type:** Apartment



**8/530 Toorak Rd TOORAK 3142 (VG)**

Agent Comments

2 - -

**Price:** \$545,000

**Method:** Sale

**Date:** 12/03/2020

**Property Type:** Flat/Unit/Apartment (Res)