Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	4/40 Lansell Road, Toorak Vic 3142
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,200,000	&	\$1,300,000
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Median sale price

Median price \$1,020,250	Pro	pperty Type Uni	t	Sı	uburb	Toorak
Period - From 01/10/2021	to	31/12/2021	Sou	ırceRl	EIV	

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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	4/1 Lansell Rd TOORAK 3142	\$1,300,000	14/01/2022
2	5/40 Lansell Rd TOORAK 3142	\$1,280,000	11/12/2021
3			

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.

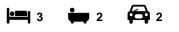
This Statement of Information was prepared on:	09/02/2022 09:08



Date of sale







Property Type: Apartment Agent Comments

Indicative Selling Price \$1,200,000 - \$1,300,000 **Median Unit Price** December guarter 2021: \$1,020,250

Comparable Properties

4/1 Lansell Rd TOORAK 3142 (REI)

3

Agent Comments

Price: \$1,300,000 Method: Private Sale Date: 14/01/2022

Property Type: Apartment



5/40 Lansell Rd TOORAK 3142 (REI)





Price: \$1,280,000 Method: Auction Sale Date: 11/12/2021

Property Type: Apartment

Agent Comments

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.

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