

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

4/40 Lansell Road, Toorak Vic 3142

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

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	4/1 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



 3  2  2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median Unit Price

December quarter 2021: \$1,020,250

Comparable Properties

4/1 Lansell Rd TOORAK 3142 (REI)

Agent Comments

 3  2  1

Price: \$1,300,000

Method: Private Sale

Date: 14/01/2022

Property Type: Apartment



5/40 Lansell Rd TOORAK 3142 (REI)

Agent Comments

 3  2  2

Price: \$1,280,000

Method: Auction Sale

Date: 11/12/2021

Property Type: Apartment

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.

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300