

# 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

16/693 Malvern 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)

Single price

\$650,000

### Median sale price

Median price

\$1,255,000

Property Type

Unit

Suburb

Toorak

Period - From

01/07/2020

to

30/06/2021

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	18/12a ABeckett St PRAHRAN 3181	\$640,000	28/07/2021
2	5/50 Sutherland Rd ARMADALE 3143	\$640,000	22/07/2021
3	3/411 Toorak Rd TOORAK 3142	\$660,000	06/10/2021

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:

12/10/2021 15:14

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**Indicative Selling Price**

\$650,000

**Median Unit Price**

Year ending June 2021: \$1,255,000



2 1 1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**18/12a ABeckett St PRAHRAN 3181 (REI)**

**Agent Comments**

2 1 1

**Price:** \$640,000

**Method:** Sold Before Auction

**Date:** 28/07/2021

**Property Type:** Unit



**5/50 Sutherland Rd ARMADALE 3143 (REI/VG)** **Agent Comments**

2 1 1

**Price:** \$640,000

**Method:** Sold Before Auction

**Date:** 22/07/2021

**Property Type:** Apartment



**3/411 Toorak Rd TOORAK 3142 (REI)**

**Agent Comments**

2 1 1

**Price:** \$660,000

**Method:** Sold Before Auction

**Date:** 06/10/2021

**Property Type:** Apartment

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