

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

5/3 Tahara Road, Toorak Vic 3142

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$1,054,500 Property Type Unit Suburb Toorak

Period - From 01/01/2023 to 31/12/2023 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 | 8/153 Kooyong Rd TOORAK 3142 | \$871,000 | 03/11/2023 |
| 2 | 2/625 Toorak Rd TOORAK 3142 | \$872,479 | 08/12/2023 |
| 3 | 11/46 Lansell Rd TOORAK 3142 | \$875,000 | 10/10/2023 |

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:

15/02/2024 17:09



Property Type: Apartment

Agent Comments

Comparable Properties



8/153 Kooyong Rd TOORAK 3142 (REI)

Agent Comments



Price: \$871,000

Method: Private Sale

Date: 03/11/2023

Property Type: Unit



2/625 Toorak Rd TOORAK 3142 (REI/VG)

Agent Comments



Price: \$872,479

Method: Private Sale

Date: 08/12/2023

Property Type: Apartment



11/46 Lansell Rd TOORAK 3142 (REI/VG)

Agent Comments



Price: \$875,000

Method: Private Sale

Date: 10/10/2023

Property Type: Apartment

Land Size: 118 sqm approx