

# 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

5/50 Grange 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 \$850,000 & \$900,000

### 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 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	18/117 Caroline St SOUTH YARRA 3141	\$886,200	14/04/2021
2	3/7 Coolullah Av SOUTH YARRA 3141	\$857,000	21/11/2020
3	7/11 Rockley Rd SOUTH YARRA 3141	\$850,000	19/12/2020

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:

28/04/2021 11:20



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**Property Type:** Apartment

Agent Comments

Marty Fox  
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**Indicative Selling Price**

\$850,000 - \$900,000

**Median Unit Price**

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

## Comparable Properties



18/117 Caroline St SOUTH YARRA 3141 (REI) Agent Comments

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**Price:** \$886,200

**Method:** Sold Before Auction

**Date:** 14/04/2021

**Property Type:** Apartment



3/7 Coolullah Av SOUTH YARRA 3141 (REI/VG) Agent Comments

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**Price:** \$857,000

**Method:** Auction Sale

**Date:** 21/11/2020

**Property Type:** Apartment



7/11 Rockley Rd SOUTH YARRA 3141 (REI/VG) Agent Comments

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**Price:** \$850,000

**Method:** Private Sale

**Date:** 19/12/2020

**Property Type:** Apartment