

# 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

97/145 Canterbury 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

\$440,000

&

\$480,000

### Median sale price

Median price

\$950,000

Property Type

Unit

Suburb

Toorak

Period - From

26/02/2020

to

25/02/2021

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	13/765 Malvern Rd TOORAK 3142	\$460,000	18/11/2020
2	20/14 Springfield Av TOORAK 3142	\$450,000	27/11/2020
3	19/21 Bruce St TOORAK 3142	\$440,000	21/01/2021

**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:

26/02/2021 12:35



1 bed 1 bath 1 car

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**13/765 Malvern Rd TOORAK 3142 (VG)**

Agent Comments

1 bed 1 bath 1 car

**Price:** \$460,000

**Method:** Sale

**Date:** 18/11/2020

**Property Type:** Strata Unit/Flat



**20/14 Springfield Av TOORAK 3142 (REI)**

Agent Comments

1 bed 1 bath 1 car

**Price:** \$450,000

**Method:** Private Sale

**Date:** 27/11/2020

**Property Type:** Apartment



**19/21 Bruce St TOORAK 3142 (VG)**

Agent Comments

1 bed 1 bath 1 car

**Price:** \$440,000

**Method:** Sale

**Date:** 21/01/2021

**Property Type:** Strata Unit/Flat