## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 6/209a Kooyong Road, Toorak Vic 3142

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$3,000,000		&		\$3,300,000			
Median sale p	rice							
Median price	\$945,000	Pro	operty Type	Unit			Suburb	Toorak
Period - From	01/01/2024	to	31/12/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	3/1 Irving Rd TOORAK 3142	\$3,300,000	06/11/2024
2			
3			

OR

**B**<sup>\*</sup> 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:

23/01/2025 16:15









**Property Type:** Strata Unit/Flat Agent Comments

Indicative Selling Price \$3,000,000 - \$3,300,000 Median Unit Price Year ending December 2024: \$945,000

Agent Comments

# **Comparable Properties**



3/1 Irving Rd TOORAK 3142 (REI/VG)



Price: \$3,300,000 Method: Private Sale Date: 06/11/2024 Property Type: Unit

Property Type: Unit

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 - RT Edgar | P: 03 9826 1000



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