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

5/2a Washington Street, Toorak Vic 3142

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot/	ting			
Range betweer	n \$365,000		&		\$385,000				
Median sale price									
Median price	\$815,000	Pro	operty Type	Unit			Suburb	Toorak	
Period - From	01/07/2024	to	30/09/2024		So	ource	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.

Add	dress of comparable property	Price	Date of sale
1	4/28 Mathoura Rd TOORAK 3142	\$391,000	19/10/2024
2	27/403 Toorak Rd SOUTH YARRA 3141	\$359,000	13/09/2024
3	19/213 Williams Rd SOUTH YARRA 3141	\$381,000	24/08/2024

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:

24/11/2024 18:27









Property Type: Apartment Agent Comments Indicative Selling Price \$365,000 - \$385,000 Median Unit Price September quarter 2024: \$815,000

Comparable Properties

4/28 Mathoura Rd TOORAK 3142 (REI) 1 1 1 1 1 1 Price: \$391,000 Method: Auction Sale Date: 19/10/2024 Property Type: Apartment	Agent Comments
27/403 Toorak Rd SOUTH YARRA 3141 (REI/VG) 1 1 1 1 1 1 1 Price: \$359,000 Method: Private Sale Date: 13/09/2024 Property Type: Unit	Agent Comments
19/213 Williams Rd SOUTH YARRA 3141 (REI/VG) 1 1 1 1 1 1 Price: \$381,000 Method: Private Sale Date: 24/08/2024 Property Type: Apartment	Agent Comments

Account - Little Real Estate | P: 07 3037 0255



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