Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	4/526 Toorak Road, Toorak Vic 3142
Including suburb and	
postcode	

Indicative selling price

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

	Range between	\$800,000	&	\$880,000
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Median sale price

Median price	\$950,000	Pro	perty Type U	nit		Suburb	Toorak
Period - From	01/10/2023	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.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	1/4 Coolullah Av SOUTH YARRA 3141	\$837,500	23/10/2024
2	2/18a Mercer Rd ARMADALE 3143	\$870,000	20/09/2024
3	8/70 Denbigh Rd ARMADALE 3143	\$820,000	14/09/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	31/10/2024 10:13





Andrew James 03 9509 0411 0411 420 788 andrew.james@belleproperty.com

Indicative Selling Price \$800,000 - \$880,000 Median Unit Price Year ending September 2024: \$950,000



Property Type: Apartment

Agent Comments

Comparable Properties



1/4 Coolullah Av SOUTH YARRA 3141 (REI)

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Price: \$837,500 Method: Private Sale Date: 23/10/2024

Property Type: Apartment

Agent Comments



2/18a Mercer Rd ARMADALE 3143 (REI/VG)

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Price: \$870,000 Method: Private Sale Date: 20/09/2024

Property Type: Apartment

Agent Comments



8/70 Denbigh Rd ARMADALE 3143 (REI)

Price: \$820,000

Method: Private Sale Date: 14/09/2024 Property Type: Unit **Agent Comments**

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525





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