

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	8/3 Tahara Road, Toorak Vic 3142
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Indicative selling price

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

Range between	\$635,000	&	\$698,500
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Median sale price

Median price	\$790,000	House		Unit	X	Suburb	Toorak
Period - From	01/07/2018	to	30/09/2018	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	8/41 Rockley Rd SOUTH YARRA 3141	\$720,000	27/09/2018
2	12/417 Toorak Rd TOORAK 3142	\$709,000	24/05/2018
3	3/52 Grange Rd TOORAK 3142	\$690,000	20/06/2018

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.



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Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$635,000 - \$698,500
Median Unit Price
September quarter 2018: \$790,000

Comparable Properties



8/41 Rockley Rd SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$720,000
Method: Private Sale
Date: 27/09/2018
Rooms: -
Property Type: Apartment



12/417 Toorak Rd TOORAK 3142 (REI/VG)

Agent Comments

2 1 1

Price: \$709,000
Method: Sold Before Auction
Date: 24/05/2018
Rooms: -
Property Type: Apartment



3/52 Grange Rd TOORAK 3142 (VG)

Agent Comments

2 - -

Price: \$690,000
Method: Sale
Date: 20/06/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)