

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	56/145 Canterbury Road, Toorak Vic 3142
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Indicative selling price

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

Single price	\$289,000
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Median sale price

Median price	\$685,000	House		Unit	X	Suburb	Toorak
Period - From	01/01/2019	to	31/03/2019	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	105/52 Darling St SOUTH YARRA 3141	\$290,000	09/01/2019
2	11/12 Tivoli Rd SOUTH YARRA 3141	\$288,000	16/03/2019
3	609/12-14 Claremont St SOUTH YARRA 3141	\$285,000	01/03/2019

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.



Rooms:
Property Type: Studio Apartment
Agent Comments

Indicative Selling Price
\$289,000

Median Unit Price
March quarter 2019: \$685,000

Comparable Properties

105/52 Darling St SOUTH YARRA 3141 (VG)

Agent Comments



Price: \$290,000
Method: Sale
Date: 09/01/2019
Rooms: -
Property Type: House (Res)
Land Size: 100 sqm approx



11/12 Tivoli Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$288,000
Method: Auction Sale
Date: 16/03/2019
Rooms: 2
Property Type: Apartment



609/12-14 Claremont St SOUTH YARRA 3141 (VG)

Agent Comments



Price: \$285,000
Method: Sale
Date: 01/03/2019
Rooms: -
Property Type: Flat/Unit/Apartment (Res)