

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

4/2-4 Ruabon Road, Toorak Vic 3142

Indicative selling price

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

Single price

\$510,000

Median sale price

Median price

\$1,152,500

Property Type

Unit

Suburb

Toorak

Period - From

01/10/2022

to

30/09/2023

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	4/299 Dandenong Rd PRAHRAN 3181	\$530,550	25/09/2023
2	6/14 Miller St PRAHRAN 3181	\$520,000	20/09/2023
3	8/132 Alexandra St ST KILDA EAST 3183	\$500,000	20/09/2023

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:

31/10/2023 11:25



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$510,000

Median Unit Price

Year ending September 2023: \$1,152,500

Comparable Properties



4/299 Dandenong Rd PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$530,550

Method: Private Sale

Date: 25/09/2023

Property Type: Apartment



6/14 Miller St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$520,000

Method: Private Sale

Date: 20/09/2023

Property Type: Apartment



8/132 Alexandra St ST KILDA EAST 3183 (REI)

Agent Comments

2 1 1

Price: \$500,000

Method: Sold Before Auction

Date: 20/09/2023

Property Type: Apartment

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504