

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

8/2 Douglas Street, Toorak Vic 3142

Indicative selling price

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

Range between \$450,000 & \$480,000

Median sale price

Median price \$980,000 Property Type Unit Suburb Toorak

Period - From 06/09/2023 to 05/09/2024 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	2/21 Rockley Rd SOUTH YARRA 3141	\$486,000	03/08/2024
2	7/3 Glover Ct TOORAK 3142	\$452,500	24/05/2024
3	7/38 Kensington Rd SOUTH YARRA 3141	\$460,000	06/05/2024

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:

06/09/2024 14:32

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1 1 1

Rooms: 2
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$450,000 - \$480,000
Median Unit Price
06/09/2023 - 05/09/2024: \$980,000

Comparable Properties



2/21 Rockley Rd SOUTH YARRA 3141 (REI)

Agent Comments

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Price: \$486,000
Method: Private Sale
Date: 03/08/2024
Property Type: Unit

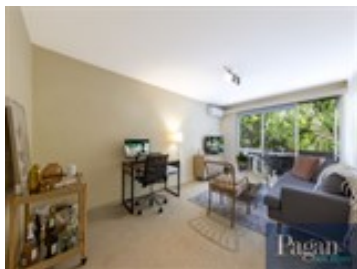


7/3 Glover Ct TOORAK 3142 (REI/VG)

Agent Comments

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Price: \$452,500
Method: Private Sale
Date: 24/05/2024
Property Type: Apartment



7/38 Kensington Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

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Price: \$460,000
Method: Private Sale
Date: 06/05/2024
Property Type: Apartment

Account - The Agency Victoria | P: 03 8578 0388