

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

5/209 Kooyong Road, Toorak Vic 3142

Indicative selling price

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

Range between \$1,900,000

&

\$2,050,000

Median sale price

Median price \$5,300,000

Property Type House

Suburb Toorak

Period - From 01/01/2023

to

31/12/2023

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	3/5 Illawarra Rd HAWTHORN 3122	\$1,950,000	29/02/2024
2	1/30 Lansell Rd TOORAK 3142	\$1,975,000	02/03/2024
3	3/4 Selwyn Ct TOORAK 3142	\$2,090,000	21/10/2023

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:

05/03/2024 11:40

5/209 Kooyong Road, Toorak Vic 3142



Lauchlan Waterfield
03 9509 0411
0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$1,900,000 - \$2,050,000

Median House Price

Year ending December 2023: \$5,300,000



3 2 2

Property Type: House

Agent Comments

Comparable Properties



3/5 Illawarra Rd HAWTHORN 3122 (REI)

Agent Comments

3 2 2

Price: \$1,950,000

Method: Auction Sale

Date: 29/02/2024

Property Type: House



1/30 Lansell Rd TOORAK 3142 (REI)

Agent Comments

3 3 2

Price: \$1,975,000

Method: Auction Sale

Date: 02/03/2024

Property Type: Apartment



3/4 Selwyn Ct TOORAK 3142 (REI/VG)

Agent Comments

3 1 2

Price: \$2,090,000

Method: Auction Sale

Date: 21/10/2023

Property Type: House (Res)

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



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