

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

17/414 Glenferrie Road, Kooyong Vic 3144

Indicative selling price

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

Range between \$790,000

&

\$860,000

Median sale price

Median price \$999,000

Property Type Unit

Suburb Kooyong

Period - From 13/10/2020

to

12/10/2021

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	4/736 Orrong Rd TOORAK 3142	\$880,000	30/04/2021
2	6/12 Woorigoleen Rd TOORAK 3142	\$845,000	15/06/2021
3	9/16 Springfield Av TOORAK 3142	\$800,000	13/05/2021

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:

13/10/2021 11:57



2
 1
 2

Property Type: Strata Unit/Flat

Land Size: 102 sqm approx

Agent Comments

Indicative Selling Price

\$790,000 - \$860,000

Median Unit Price

13/10/2020 - 12/10/2021: \$999,000

Comparable Properties



4/736 Orrong Rd TOORAK 3142 (REI/VG)

Agent Comments

2
 1
 1

Price: \$880,000

Method: Sold Before Auction

Date: 30/04/2021

Property Type: Apartment



6/12 Woorigoleen Rd TOORAK 3142 (REI/VG)

Agent Comments

2
 2
 1

Price: \$845,000

Method: Private Sale

Date: 15/06/2021

Property Type: Apartment



9/16 Springfield Av TOORAK 3142 (REI/VG)

Agent Comments

2
 1
 1

Price: \$800,000

Method: Private Sale

Date: 13/05/2021

Property Type: Apartment

Account - Thomson | P: 03 95098244 | F: 95009693