

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

1/589 Toorak Road, Toorak Vic 3142

Indicative selling price

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

Range between \$1,975,000

&

\$2,172,500

Median sale price

Median price \$950,000

Property Type Unit

Suburb Toorak

Period - From 01/10/2023

to 30/09/2024

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	2/1 Irving Rd TOORAK 3142	\$2,000,000	25/09/2024
2			
3			

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:

25/10/2024 12:57

Lana Samuels

9645 9699

0435 165 633

lana@whitefoxrealestate.com.au

Indicative Selling Price

\$1,975,000 - \$2,172,500

Median Unit Price

Year ending September 2024: \$950,000



 3  2  2

Property Type: Apartment

Agent Comments

Comparable Properties



2/1 Irving Rd TOORAK 3142 (REI)

Agent Comments

 2  2  2

Price: \$2,000,000

Method: Private Sale

Date: 25/09/2024

Property Type: Apartment

Land Size: 237 sqm approx

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.