## 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

11/16 Woorigoleen Road, Toorak Vic 3142

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ting		
Range betweer	\$1,225,000		&		\$1,300,000			
Median sale p	rice							
Median price	\$1,255,000	Pro	operty Type	Unit			Suburb	Toorak
Period - From	01/07/2020	to	30/06/2021		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	3/35 Tintern Av TOORAK 3142	\$1,270,000	31/05/2021
2	42/9 Struan St TOORAK 3142	\$1,300,000	28/04/2021
3	1/28 Washington St TOORAK 3142	\$1,270,000	13/03/2021

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:

21/07/2021 09:06









Property Type: Apartment Agent Comments

**Indicative Selling Price** \$1,225,000 - \$1,300,000 **Median Unit Price** Year ending June 2021: \$1,255,000

# **Comparable Properties**



3/35 Tintern Av TOORAK 3142 (REI) **1** 1 2

Price: \$1,270,000 Method: Private Sale Date: 31/05/2021 Property Type: Apartment Agent Comments

Agent Comments



42/9 Struan St TOORAK 3142 (REI)

1/28 Washington St TOORAK 3142 (REI/VG)

1

3 2



Price: \$1,300,000 Method: Private Sale Date: 28/04/2021 Property Type: Apartment

Agent Comments



Price: \$1,270,000 Method: Auction Sale Date: 13/03/2021 Property Type: Apartment

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

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.