

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 consumer.vic.gov.au/underquoting

Range between

\$1,225,000

&

\$1,300,000

Median sale price

Median price

\$1,255,000

Property Type

Unit

Suburb

Toorak

Period - From

01/07/2020

to

30/06/2021

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	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



3 1 2

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)

Agent Comments

2 1 1

Price: \$1,270,000

Method: Private Sale

Date: 31/05/2021

Property Type: Apartment



42/9 Struan St TOORAK 3142 (REI)

Agent Comments

3 2 1

Price: \$1,300,000

Method: Private Sale

Date: 28/04/2021

Property Type: Apartment



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

Agent Comments

2 2 1

Price: \$1,270,000

Method: Auction Sale

Date: 13/03/2021

Property Type: Apartment