

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

12/2-4 Ruabon Road, Toorak Vic 3142

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price \$945,000 Property Type Unit Suburb Toorak

Period - From 01/01/2024 to 31/12/2024 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	10/16 Cromwell Rd SOUTH YARRA 3141	\$502,500	01/02/2025
2	1/2 Ruabon Rd TOORAK 3142	\$523,000	18/12/2024
3	16/14 Springfield Av TOORAK 3142	\$505,500	12/10/2024

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:

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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
\$480,000 - \$520,000
Median Unit Price
Year ending December 2024: \$945,000

Comparable Properties



10/16 Cromwell Rd SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$502,500
Method: Private Sale
Date: 01/02/2025
Property Type: Apartment



1/2 Ruabon Rd TOORAK 3142 (VG)

Agent Comments



Price: \$523,000
Method: Sale
Date: 18/12/2024
Property Type: Strata Unit/Flat



16/14 Springfield Av TOORAK 3142 (REI/VG)

Agent Comments



Price: \$505,500
Method: Auction Sale
Date: 12/10/2024
Property Type: Apartment

Account - The Agency Victoria | P: 03 8578 0388



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