

## 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

7/740 Orrong Road, Toorak Vic 3142

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$850,000 & \$920,000

#### Median sale price

Median price \$955,000 House Unit X Suburb Toorak

Period - From 01/01/2017 to 31/12/2017 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	20/723 Orrong Rd TOORAK 3142	\$940,000	14/10/2017
2	11/18 Tintern Av TOORAK 3142	\$867,000	09/12/2017
3	6/637 Malvern Rd TOORAK 3142	\$841,000	09/12/2017

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.



2 -

**Rooms:**  
**Property Type:** Flat  
**Land Size:** 2076.403 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$850,000 - \$920,000  
**Median Unit Price**  
Year ending December 2017: \$955,000

## Comparable Properties



20/723 Orrong Rd TOORAK 3142 (REI/VG)

**Agent Comments**

3 1 2

**Price:** \$940,000  
**Method:** Auction Sale  
**Date:** 14/10/2017  
**Rooms:** -  
**Property Type:** Apartment



11/18 Tintern Av TOORAK 3142 (REI)

**Agent Comments**

2 1 1

**Price:** \$867,000  
**Method:** Auction Sale  
**Date:** 09/12/2017  
**Rooms:** 3  
**Property Type:** Apartment



6/637 Malvern Rd TOORAK 3142 (REI)

**Agent Comments**

3 1 1

**Price:** \$841,000  
**Method:** Auction Sale  
**Date:** 09/12/2017  
**Rooms:** -  
**Property Type:** Apartment