woodards

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	15/621 Toorak Road, Toorak Vic 3142

Indicative selling price

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

Single price	$349,000

Median sale price

Median price	$809,000	~~House~~		Unit	X		Suburb	Toorak

Period - From	01/10/2018	to	31/12/2018		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	3/49 Kooyong Rd ARMADALE 3143	$355,000	18/10/2018
2	8/789 Malvern Rd TOORAK 3142	$340,000	04/09/2018
3	8/211 Williams Rd SOUTH YARRA 3141	$335,000	19/09/2018

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.~~

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Rooms:
Property Type: Apartment

Agent Comments

Indicative Selling Price
$349,000
Median Unit Price
December quarter 2018: $809,000

Comparable Properties

3/49 Kooyong Rd ARMADALE 3143 (REI)

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Price: $355,000
Method: Private Sale
Date: 18/10/2018
Rooms: 3
Property Type: Apartment

Agent Comments

8/789 Malvern Rd TOORAK 3142 (REI)

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Price: $340,000
Method: Sold Before Auction
Date: 04/09/2018
Rooms: -
Property Type: Apartment

Agent Comments

8/211 Williams Rd SOUTH YARRA 3141 (REI)

🛏 1   🛁 1   🚗 -

Price: $335,000
Method: Private Sale
Date: 19/09/2018
Rooms: -
Property Type: Apartment

Agent Comments