

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

2/145 Canterbury Road Toorak VIC 3142

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$200,000

&

\$220,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,235,000

Property type

Unit

Suburb

Toorak

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

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 6 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

19/145 Canterbury Road Toorak VIC 3142	\$280,000	13-Sep-21
21/145 Canterbury Road Toorak VIC 3142	\$301,000	03-Sep-21
123/72-76 High Street Windsor VIC 3181	\$180,999	18-Mar-21

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 6 months.~~

This Statement of Information was prepared on: 01 March 2022



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19/145 Canterbury Road Toorak VIC Sold Price **\$280,000** Sold Date **13-Sep-21**
3142

-

1

-

Distance -



21/145 Canterbury Road Toorak VIC Sold Price **\$301,000** Sold Date **03-Sep-21**
3142

-

1

-

Distance -



123/72-76 High Street Windsor VIC Sold Price **\$180,999** Sold Date **18-Mar-21**
3181

1

1

-

Distance **2.2km**

RS = Recent sale

UN = Undisclosed Sale

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