

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 3c/587 Toorak Road, Toorak Vic 3142

Indicative selling price

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

Range between \$520,000 & \$560,000

Median sale price

Median price \$977,500 Property Type Unit Suburb Toorak

Period - From 28/08/2023 to 27/08/2024 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	5/256 Williams Rd TOORAK 3142	\$560,000	07/06/2024
2	13/76 Mathoura Rd TOORAK 3142	\$535,000	27/03/2024
3	24/36 Grange Rd TOORAK 3142	\$550,000	09/03/2024

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: 28/08/2024 11:32



Property Type: Apartment

Agent Comments

Comparable Properties



5/256 Williams Rd TOORAK 3142 (REI/VG)

Agent Comments



Price: \$560,000

Method: Private Sale

Date: 07/06/2024

Property Type: Apartment



13/76 Mathoura Rd TOORAK 3142 (VG)

Agent Comments



Price: \$535,000

Method: Sale

Date: 27/03/2024

Property Type: Strata Unit/Flat



24/36 Grange Rd TOORAK 3142 (REI/VG)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 09/03/2024

Property Type: Unit