

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

10/33 Albany Road, Toorak Vic 3142

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,020,250

Property Type Unit

Suburb Toorak

Period - From 01/10/2021

to 31/12/2021

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	8/33 Albany Rd TOORAK 3142	\$1,600,000	04/11/2021
2	6/187 Kooyong Rd TOORAK 3142	\$1,400,000	08/11/2021
3	4/1 Lansell Rd TOORAK 3142	\$1,300,000	14/01/2022

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:

01/03/2022 09:40



Property Type:

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median Unit Price

December quarter 2021: \$1,020,250

Comparable Properties



8/33 Albany Rd TOORAK 3142 (REI/VG)

Agent Comments



Price: \$1,600,000

Method: Sold Before Auction

Date: 04/11/2021

Property Type: Apartment



6/187 Kooyong Rd TOORAK 3142 (REI)

Agent Comments



Price: \$1,400,000

Method: Private Sale

Date: 08/11/2021

Property Type: Unit

4/1 Lansell Rd TOORAK 3142 (REI/VG)

Agent Comments



Price: \$1,300,000

Method: Private Sale

Date: 14/01/2022

Property Type: Apartment