

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

6/3 Stonehaven Court, Toorak Vic 3142

Indicative selling price

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

Range between \$795,000 & \$850,000

Median sale price

Median price \$999,000 Property Type Unit Suburb Toorak

Period - From 24/08/2021 to 23/08/2022 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	2/4 Glyndebourne Av TOORAK 3142	\$835,000	16/04/2022
2	34/417 Toorak Rd TOORAK 3142	\$832,000	03/06/2022
3	4/637 Malvern Rd TOORAK 3142	\$810,000	02/03/2022

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:

24/08/2022 11:29

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Indicative Selling Price

\$795,000 - \$850,000

Median Unit Price

24/08/2021 - 23/08/2022: \$999,000



3 1 1

Rooms: 6

Property Type: Flat

Land Size: 1214.248 sqm approx

Agent Comments

Comparable Properties



2/4 Glyndebourne Av TOORAK 3142 (REI/VG)

Agent Comments

2 1 1

Price: \$835,000

Method: Private Sale

Date: 16/04/2022

Property Type: Apartment

Land Size: 1498 sqm approx



34/417 Toorak Rd TOORAK 3142 (REI)

Agent Comments

3 1 1

Price: \$832,000

Method: Sold Before Auction

Date: 03/06/2022

Property Type: Unit



4/637 Malvern Rd TOORAK 3142 (REI/VG)

Agent Comments

3 1 1

Price: \$810,000

Method: Sold Before Auction

Date: 02/03/2022

Property Type: Apartment

Account - Rodney Morley | P: 03 9525 9222 | F: 03 9525 9362