

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

7/8 Lambert Road, Toorak Vic 3142

Indicative selling price

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

Single price

\$485,000

Median sale price

Median price

\$1,082,500

Property Type

Unit

Suburb

Toorak

Period - From

01/07/2021

to

30/06/2022

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	3/401 Toorak Rd SOUTH YARRA 3141	\$500,000	15/07/2022
2	7/14 Cromwell Rd SOUTH YARRA 3141	\$485,000	30/06/2022
3	9/7 Wattletree Rd ARMADALE 3143	\$480,000	03/06/2022

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:

12/10/2022 15:46



2
 1
 0

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$485,000

Median Unit Price

Year ending June 2022: \$1,082,500

Comparable Properties



3/401 Toorak Rd SOUTH YARRA 3141 (REI/VG) Agent Comments

2
 1
 1

Price: \$500,000

Method: Private Sale

Date: 15/07/2022

Property Type: Apartment



7/14 Cromwell Rd SOUTH YARRA 3141 (REI) Agent Comments

2
 1
 1

Price: \$485,000

Method: Private Sale

Date: 30/06/2022

Property Type: Apartment



9/7 Wattletree Rd ARMADALE 3143 (REI/VG) Agent Comments

2
 1
 1

Price: \$480,000

Method: Private Sale

Date: 03/06/2022

Property Type: Apartment

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