#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered	for sale
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Address Including suburb and postcode	

#### 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	Pro	perty Type Ur	nit		Suburb	Toorak
Period - From	01/07/2021	to	30/06/2022	Sc	urce	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

	aress of comparable property	1 1100	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



Date of sale







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

Price: \$500,000 Method: Private Sale Date: 15/07/2022

Property Type: Apartment

7/14 Cromwell Rd SOUTH YARRA 3141 (REI)

Price: \$485,000 Method: Private Sale Date: 30/06/2022

Property Type: Apartment

Agent Comments



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

Price: \$480.000 Method: Private Sale Date: 03/06/2022

Property Type: Apartment

**Account** - Biggin & Scott | P: 9520 9000 | F: 9533 6140





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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments