

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

707 Orrong Road, Toorak Vic 3142

Indicative selling price

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

Range between \$8,500,000

&

\$9,350,000

Median sale price

Median price \$5,550,000

Property Type House

Suburb Toorak

Period - From 01/04/2022

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.

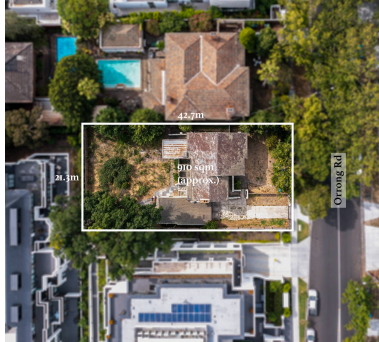
	Address of comparable property	Price	Date of sale
1	5 Highgate Hill TOORAK 3142	\$9,250,000	04/04/2022
2	23 St Georges Rd TOORAK 3142	\$9,050,000	18/06/2022
3	1 Church St TOORAK 3142	\$8,880,000	27/05/2022

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:

22/07/2022 17:47



Property Type: House

Land Size: 910 sqm approx

Agent Comments

Comparable Properties



5 Highgate Hill TOORAK 3142 (REI/VG)

Agent Comments



Price: \$9,250,000

Method: Private Sale

Date: 04/04/2022

Property Type: House (Res)

Land Size: 877 sqm approx

23 St Georges Rd TOORAK 3142 (REI)

Agent Comments



Price: \$9,050,000

Method: Auction Sale

Date: 18/06/2022

Property Type: House (Res)

Land Size: 667 sqm approx



1 Church St TOORAK 3142 (REI)

Agent Comments



Price: \$8,880,000

Method: Private Sale

Date: 27/05/2022

Property Type: House (Res)

Land Size: 888 sqm approx