

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

35/530 Toorak Road, Toorak Vic 3142

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$500,000

### Median sale price

Median price

\$960,000

Property Type

Unit

Suburb

Toorak

Period - From

13/01/2021

to

12/01/2022

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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	2/411 Toorak Rd TOORAK 3142	\$607,000	20/11/2021
2	23/530 Toorak Rd TOORAK 3142	\$585,000	24/06/2021
3	4/425 Toorak Rd TOORAK 3142	\$580,000	29/05/2021

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

13/01/2022 15:56



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**Rooms:** 4

**Property Type:**

Flat/Unit/Apartment (Res)

**Land Size:** 3277.88 sqm approx

Agent Comments

## Comparable Properties



**2/411 Toorak Rd TOORAK 3142 (REI)**

Agent Comments

2   1   1

**Price:** \$607,000

**Method:** Auction Sale

**Date:** 20/11/2021

**Property Type:** Apartment



**23/530 Toorak Rd TOORAK 3142 (REI/VG)**

Agent Comments

2   1   -

**Price:** \$585,000

**Method:** Sold Before Auction

**Date:** 24/06/2021

**Property Type:** Apartment



**4/425 Toorak Rd TOORAK 3142 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$580,000

**Method:** Auction Sale

**Date:** 29/05/2021

**Property Type:** Apartment