

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

34/50 Ross Street, Toorak Vic 3142

Indicative selling price

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

Single price

\$1,395,000

Median sale price

Median price

\$951,000

Property Type

Unit

Suburb

Toorak

Period - From

01/04/2020

to

30/06/2020

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	3/543a Toorak Rd TOORAK 3142	\$1,460,000	24/06/2020
2	14/3 St Georges Rd TOORAK 3142	\$1,350,000	20/06/2020
3	4/2a Lascelles Av TOORAK 3142	\$1,345,000	11/07/2020

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:

08/09/2020 17:28



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Property Type: Apartment
Land Size: 1863.909 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,395,000
Median Unit Price
 June quarter 2020: \$951,000

Comparable Properties



3/543a Toorak Rd TOORAK 3142 (REI/VG)

Agent Comments

2 2 2

Price: \$1,460,000
Method: Private Sale
Date: 24/06/2020
Rooms: 3
Property Type: Apartment



14/3 St Georges Rd TOORAK 3142 (REI)

Agent Comments

2 2 2

Price: \$1,350,000
Method: Auction Sale
Date: 20/06/2020
Rooms: 4
Property Type: Apartment



4/2a Lascelles Av TOORAK 3142 (REI)

Agent Comments

3 2 1

Price: \$1,345,000
Method: Auction Sale
Date: 11/07/2020
Property Type: Apartment