

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

g02/687 Toorak Road, Kooyong Vic 3144

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$1,130,000

Property Type

Unit

Suburb

Kooyong

Period - From

12/05/2021

to

11/05/2022

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	108/28-30 Jackson St TOORAK 3142	\$780,000	07/04/2022
2	101/1200 High St ARMADALE 3143	\$740,000	16/04/2022
3	11/179 Power St HAWTHORN 3122	\$711,000	04/05/2022

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:

12/05/2022 13:42



Property Type:
Agent Comments

Indicative Selling Price
\$750,000 - \$800,000
Median Unit Price
12/05/2021 - 11/05/2022: \$1,130,000

Comparable Properties



108/28-30 Jackson St TOORAK 3142 (REI)

Agent Comments



Retirement village

Price: \$780,000
Method: Private Sale
Date: 07/04/2022
Rooms: 5
Property Type: Apartment



101/1200 High St ARMADALE 3143 (REI)

Agent Comments



One less bathroom

Price: \$740,000
Method: Private Sale
Date: 16/04/2022
Property Type: Apartment



11/179 Power St HAWTHORN 3122 (REI)

Agent Comments



One less bathroom

Price: \$711,000
Method: Private Sale
Date: 04/05/2022
Property Type: Apartment