Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 9/53 Grange Road, Toorak Vic 3142

Indicative selling price

Period - From 01/10/2023

For the meaning of this price see consumer.vic.gov.au/underquoting							
Single price	e \$775,000						
Median sale p	rice						
Median price	\$950,000	Property Type	Unit	Suburb	Toorak		
]							

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

to

30/09/2024

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.

Source REIV

Address of comparable property		Price	Date of sale
1	1/746 Orrong Rd TOORAK 3142	\$785,000	30/11/2024
2	402/800 Chapel St SOUTH YARRA 3141	\$775,000	07/10/2024
3	4/411 Toorak Rd TOORAK 3142	\$775,000	22/08/2024

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:

06/12/2024 11:11









Property Type: Townhouse (Res) Agent Comments Andrew James 03 9509 0411 0411 420 788 andrew.james@belleproperty.com

Indicative Selling Price \$775,000 Median Unit Price Year ending September 2024: \$950,000

Comparable Properties

1/746 Orrong Rd TOORAK 3142 (REI) 2 1 1 1 Price: \$785,000 Method: Auction Sale Date: 30/11/2024 Property Type: Unit	Agent Comments
402/800 Chapel St SOUTH YARRA 3141 (REI) 2 2 2 1 Price: \$775,000 Method: Private Sale Date: 07/10/2024 Property Type: Unit	Agent Comments
4/411 Toorak Rd TOORAK 3142 (REI/VG) 2 1 1 1 Price: \$775,000 Method: Sold Before Auction Date: 22/08/2024 Property Type: Apartment	Agent Comments

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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