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 4/411 Toorak Road, Toorak Vic 3142

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betwee	n \$690,000		&		\$740,000)		
Median sale p	rice							
Median price	\$1,060,000	Pro	operty Type	Unit			Suburb	Toorak
Period - From	01/07/2023	to	30/06/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	4/48 Mathoura Rd TOORAK 3142	\$695,000	12/07/2024
2	14/746 Orrong Rd TOORAK 3142	\$739,500	05/06/2024
3	6/402 Toorak Rd TOORAK 3142	\$723,000	01/06/2024

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:

30/07/2024 10:15









Property Type: Strata Unit/Flat Agent Comments

Lauchlan Waterfield 03 9509 0411 0422 290 489 lauchlan.waterfield@belleproperty.com

> Indicative Selling Price \$690,000 - \$740,000 Median Unit Price Year ending June 2024: \$1,060,000

Comparable Properties

	4/48 Mathoura Rd TOORAK 3142 (REI) 2 4/48 Mathoura Rd TOORAK 3142 (REI)	Agent Comments
1 1 1 1 1 1 Sta	Price: \$695,000 Method: Private Sale	
P	Date: 12/07/2024 Property Type: Apartment	
	14/746 Orrong Rd TOORAK 3142 (REI) 2 4 7 1	Agent Comments
	Price: \$739,500 Method: Sold Before Auction	
	Date: 05/06/2024 Property Type: Apartment	
	6/402 Toorak Rd TOORAK 3142 (REI)	Agent Comments
	2 🙀 1 🛱 1	
-	Price: \$723,000	
	Method: Auction Sale Date: 01/06/2024	
	Property Type: Unit	

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





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