

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

8/36 Grange Road, Toorak Vic 3142

Indicative selling price

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

Single price

\$559,000

Median sale price

Median price

\$1,152,500

Property Type

Unit

Suburb

Toorak

Period - From

01/10/2022

to

30/09/2023

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	9/29 May Rd TOORAK 3142	\$555,000	23/10/2023
2	5/43 Murray St PRAHRAN 3181	\$550,000	05/10/2023
3	17/36 Grange Rd TOORAK 3142	\$530,000	10/08/2023

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:

28/10/2023 11:25

8/36 Grange Road, Toorak Vic 3142



Alex Noutsos
0419 203 684
alex.noutsos@belleproperty.com



1 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$559,000
Median Unit Price
Year ending September 2023: \$1,152,500

Comparable Properties



9/29 May Rd TOORAK 3142 (REI)

Agent Comments

1 1 1

Price: \$555,000
Method: Private Sale
Date: 23/10/2023
Property Type: Apartment



5/43 Murray St PRAHRAN 3181 (REI)

Agent Comments

1 1 1

Price: \$550,000
Method: Private Sale
Date: 05/10/2023
Property Type: Apartment



17/36 Grange Rd TOORAK 3142 (REI)

Agent Comments

1 1 1

Price: \$530,000
Method: Private Sale
Date: 10/08/2023
Property Type: Apartment
Land Size: 65 sqm approx

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.