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 3/402 Toorak Road, Toorak Vic 3142

Indicative selling price

| For the meaning | of this price see | consumer.v | ic.gov.au | /underquot | ting | | |
|-----------------|-------------------|------------|-----------|------------|-----------|--------|--------|
| Range betweer | n \$600,000 | | & | | \$660,000 | | |
| Median sale p | rice | | | | | | |
| Median price | \$1,268,000 | Property T | ype Unit | | | Suburb | Toorak |
| Period - From | 01/01/2022 | to 31/03/ | 2022 | 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.

| Ad | dress of comparable property | Price | Date of sale |
|----|-------------------------------------|-----------|--------------|
| 1 | 6/29 Coolullah Av SOUTH YARRA 3141 | \$651,000 | 15/03/2022 |
| 2 | 3/7a Motherwell St SOUTH YARRA 3141 | \$650,000 | 14/02/2022 |
| 3 | 16/530 Toorak Rd TOORAK 3142 | \$610,000 | 12/02/2022 |

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:

14/06/2022 14:09









Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$600,000 - \$660,000 **Median Unit Price** March quarter 2022: \$1,268,000

Comparable Properties



6/29 Coolullah Av SOUTH YARRA 3141 (REI/VG)



Price: \$651,000 Method: Private Sale Date: 15/03/2022 Property Type: Unit

Agent Comments

Agent Comments



3/7a Motherwell St SOUTH YARRA 3141 (REI/VG) - 2





Price: \$650,000 Method: Sold Before Auction Date: 14/02/2022 Property Type: Unit

16/530 Toorak Rd TOORAK 3142 (REI/VG)



Agent Comments



Price: \$610.000 Method: Auction Sale Date: 12/02/2022 Property Type: Unit

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504





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