

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

6/36 Grange Road, Toorak Vic 3142

Indicative selling price

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

Range between \$450,000

&

\$490,000

Median sale price

Median price \$1,268,000

Property Type Unit

Suburb Toorak

Period - From 01/01/2022

to 31/03/2022

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	1/76 Canterbury Rd TOORAK 3142	\$450,000	18/12/2021
2	30/43 Grandview Gr PRAHRAN 3181	\$454,000	14/12/2021
3	10/42 Grandview Gr PRAHRAN 3181	\$482,500	19/11/2021

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:

10/05/2022 14:09

Lauchlan Waterfield

03 9509 0411

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Indicative Selling Price

\$450,000 - \$490,000

Median Unit Price

March quarter 2022: \$1,268,000



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



1/76 Canterbury Rd TOORAK 3142 (REI/VG)

Agent Comments

1 1 -

Price: \$450,000

Method: Auction Sale

Date: 18/12/2021

Property Type: Apartment



30/43 Grandview Gr PRAHRAN 3181 (REI/VG)

Agent Comments

1 1 1

Price: \$454,000

Method: Private Sale

Date: 14/12/2021

Property Type: Apartment



10/42 Grandview Gr PRAHRAN 3181 (REI/VG)

Agent Comments

1 1 1

Price: \$482,500

Method: Sold Before Auction

Date: 19/11/2021

Property Type: Unit

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