

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

3/2A Washington Street, Toorak Vic 3142

Indicative selling price

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

Range between

\$360,000

&

\$395,000

Median sale price

Median price

\$1,033,750

Property Type

Unit

Suburb

Toorak

Period - From

01/04/2021

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	3/32 Wynnstay Rd PRAHRAN 3181	\$380,000	30/04/2022
2	8/37 Darling St SOUTH YARRA 3141	\$375,000	03/06/2022
3	17/215 Williams Rd SOUTH YARRA 3141	\$369,500	04/04/2022

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:

17/06/2022 13:16

3/2A Washington Street, Toorak Vic 3142



Michael Tynan
0430163902
mtynan@biggin Scott.com.au



 1  1  1

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$360,000 - \$395,000

Median Unit Price

Year ending March 2022: \$1,033,750

Comparable Properties



3/32 Wynnstey Rd PRAHRAN 3181 (REI)

 1  1  -

Price: \$380,000
Method: Private Sale
Date: 30/04/2022
Property Type: Apartment

Agent Comments

older style block with balcony but no car space



8/37 Darling St SOUTH YARRA 3141 (REI)

 1  1  1

Price: \$375,000
Method: Sold Before Auction
Date: 03/06/2022
Property Type: Apartment

Agent Comments

Older style block with no car space or outdoor space



17/215 Williams Rd SOUTH YARRA 3141 (REI/VG)

 1  1  -

Price: \$369,500
Method: Sold Before Auction
Date: 04/04/2022
Property Type: Unit

Agent Comments

Older style block with balcony but no car space.

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



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.