

# 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

65/546 Toorak Road, Toorak Vic 3142

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,490,000

&

\$1,610,000

### Median sale price

Median price \$1,150,000

Property Type Unit

Suburb Toorak

Period - From 01/04/2019

to 31/03/2020

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	4/1 Irving Rd TOORAK 3142	\$1,600,000	24/03/2020
2	24/703 Orrong Rd TOORAK 3142	\$1,575,000	13/06/2020
3	4/512 Toorak Rd TOORAK 3142	\$1,537,500	14/04/2020

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:

18/06/2020 16:06

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**Indicative Selling Price**

\$1,490,000 - \$1,610,000

**Median Unit Price**

Year ending March 2020: \$1,150,000



3 2 2

**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**4/1 Irving Rd TOORAK 3142 (REI/VG)**

Agent Comments

2 2 2

**Price:** \$1,600,000

**Method:** Expression of Interest

**Date:** 24/03/2020

**Property Type:** Flat/Unit/Apartment (Res)



**24/703 Orrong Rd TOORAK 3142 (REI)**

Agent Comments

2 2 2

**Price:** \$1,575,000

**Method:** Auction Sale

**Date:** 13/06/2020

**Rooms:** 6

**Property Type:** Apartment



**4/512 Toorak Rd TOORAK 3142 (REI)**

Agent Comments

3 2 2

**Price:** \$1,537,500

**Method:** Private Sale

**Date:** 14/04/2020

**Property Type:** Apartment