

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

2/43 GRANGE ROAD TOORAK VIC 3142

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$670,000

&

\$735,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,250,000

Property type

Unit

Suburb

Toorak

Period-from

01 Mar 2022

to

28 Feb 2023

Source

Corelogic

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 6 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

20/14 LANSELL ROAD TOORAK VIC 3142	\$700,000	12-Oct-22
1/29 COOLULLAH AVENUE SOUTH YARRA VIC 3141	\$692,000	25-Jan-23
14/49A KENSINGTON ROAD SOUTH YARRA VIC 3141	\$682,000	10-Dec-22

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 6 months.~~

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**20/14 LANSELL ROAD TOORAK
VIC 3142**

 2  1  1

Sold Price **\$700,000** Sold Date **12-Oct-22**

Distance **0.56km**



**1/29 COOLULLAH AVENUE SOUTH
YARRA VIC 3141**

 2  1  1

Sold Price **\$692,000** Sold Date **25-Jan-23**

Distance **0.84km**



**14/49A KENSINGTON ROAD
SOUTH YARRA VIC 3141**

 2  1  1

Sold Price **\$682,000** Sold Date **10-Dec-22**

Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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