

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address 4/425 Toorak Road, Toorak Vic 3142
Including suburb or locality and postcode

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$1,285,000 Property Type Unit Suburb Toorak

Period - From 01/04/2020 to 31/03/2021 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	5/1 Ruabon Rd TOORAK 3142	\$550,000	10/02/2021
2	12/1 Ruabon Rd TOORAK 3142	\$540,000	08/04/2021
3	6/62 Gourlay St BALACLAVA 3183	\$540,000	30/10/2020

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 05/05/2021 12:06



2 1 1

Rooms: 4
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
Year ending March 2021: \$1,285,000

Comparable Properties



5/1 Ruabon Rd TOORAK 3142 (REI)

Agent Comments

2 1 1

Price: \$550,000
Method: Private Sale
Date: 10/02/2021
Property Type: Apartment



12/1 Ruabon Rd TOORAK 3142 (REI)

Agent Comments

2 1 1

Price: \$540,000
Method: Sold Before Auction
Date: 08/04/2021
Property Type: Apartment



6/62 Gourlay St BALACLAVA 3183 (REI)

Agent Comments

2 1 1

Price: \$540,000
Method: Sold Before Auction
Date: 30/10/2020
Property Type: Apartment