

Statement of Information  
**Single residential property located in the Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

**Property offered for sale**

Address   
 Including suburb and  
 postcode

**Indicative selling price**

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

Range between  &

**Median sale price**

(\*Delete house or unit as applicable)

Median price  \*House  \*Unit  Suburb   
 Period - From  to  Source

**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 3/7 Grange Road TOORAK 3142	\$2,910,000	21/08/2018
2 1/77 Clendon Road TOORAK 3142	\$2,540,000	27/10/2018
3 2/14 Dunraven Avenue TOORAK 3142	\$2,575,000	24/12/2018

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.~~

2/669 Toorak Road, Toorak Vic 3142



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**Indicative Selling Price**

\$2,400,000 - \$2,600,000

**Median Unit Price**

Year ending December 2018: \$888,000



3 2 2

**Rooms:**

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**3/7 Grange Rd TOORAK 3142**

3 2 2

**Agent Comments**

**Price:** \$2,910,000

**Method:** Sale

**Date:** 21/08/2018

**Rooms:** -

**Property Type:** Strata Unit/Flat



**1/77 Clendon Rd TOORAK 3142 (REI)**

2 2 2

**Agent Comments**

**Price:** \$2,540,000

**Method:** Auction Sale

**Date:** 27/10/2018

**Rooms:** -

**Property Type:** Apartment



**3/50 Washington St TOORAK 3142 (REI/VG)**

3 2 2

**Agent Comments**

**Price:** \$2,450,000

**Method:** Private Sale

**Date:** 11/12/2018

**Rooms:** -

**Property Type:** Apartment