

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

1/2a Myoora Road, Toorak Vic 3142

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$1,152,500 Property Type Unit Suburb Toorak

Period - From 01/10/2022 to 30/09/2023 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	21/14 Springfield Av TOORAK 3142	\$435,000	07/09/2023
2	3/2 Douglas St TOORAK 3142	\$428,000	04/12/2023
3	2/74 Canterbury Rd TOORAK 3142	\$425,000	15/11/2023

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:

09/01/2024 11:20



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

Year ending September 2023: \$1,152,500

Comparable Properties



21/14 Springfield Av TOORAK 3142 (REI)

Agent Comments

1 1 1

Price: \$435,000

Method: Private Sale

Date: 07/09/2023

Property Type: Apartment



3/2 Douglas St TOORAK 3142 (REI)

Agent Comments

1 1 -

Price: \$428,000

Method: Private Sale

Date: 04/12/2023

Property Type: Apartment



2/74 Canterbury Rd TOORAK 3142 (REI)

Agent Comments

1 1 -

Price: \$425,000

Method: Private Sale

Date: 15/11/2023

Property Type: Apartment

Account - Jellis Craig | P: 03 9864 5000