

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

1/453 Glenferrie Road, Kooyong Vic 3144

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$792,500 Property Type Unit Suburb Kooyong

Period - From 13/07/2022 to 12/07/2023 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	1.3/9 Struan St TOORAK 3142	\$1,280,000	24/05/2023
2	5/717 Toorak Rd KOOYONG 3144	\$1,080,000	29/04/2023
3	21/740 Orrong Rd TOORAK 3142	\$1,075,000	30/05/2023

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: 13/07/2023 09:49

1/453 Glenferrie Road, Kooyong Vic 3144

belle
PROPERTY

Walter Summons
03 9509 0411
0438 576 233

walter.summons@belleproperty.com

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median Unit Price

13/07/2022 - 12/07/2023: \$792,500



 2  2  1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



1.3/9 Struan St TOORAK 3142 (REI)

Agent Comments

 3  2  1

Price: \$1,280,000

Method: Private Sale

Date: 24/05/2023

Property Type: Apartment



5/717 Toorak Rd KOOYONG 3144 (REI)

Agent Comments

 3  2  2

Price: \$1,080,000

Method: Auction Sale

Date: 29/04/2023

Property Type: Apartment



21/740 Orrong Rd TOORAK 3142 (REI)

Agent Comments

 2  1  1

Price: \$1,075,000

Method: Private Sale

Date: 30/05/2023

Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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