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

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 10/71 Lansell Road, Toorak Vic 3142

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | underquot | ing | | |
|-----------------|-------------------|------|--------------|-------|-------------|------|--------|--------|
| Range betwee | \$1,050,000 | | & | | \$1,150,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$963,000 | Pro | operty Type | Unit | | | Suburb | Toorak |
| Period - From | 23/04/2023 | to | 22/04/2024 | | So | urce | 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.

| Ad | dress of comparable property | Price | Date of sale |
|----|-------------------------------------|-------------|--------------|
| 1 | 7/430 Glenferrie Rd KOOYONG 3144 | \$1,250,000 | 21/11/2023 |
| 2 | 1/22 Kensington Rd SOUTH YARRA 3141 | \$1,175,000 | 16/12/2023 |
| 3 | 11/380 Toorak Rd SOUTH YARRA 3141 | \$1,140,000 | 14/02/2024 |

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:

23/04/2024 14:53









Property Type: Apartment Agent Comments

Indicative Selling Price \$1,050,000 - \$1,150,000 Median Unit Price 23/04/2023 - 22/04/2024: \$963,000

Comparable Properties



7/430 Glenferrie Rd KOOYONG 3144 (REI/VG) Agent Comments



Price: \$1,250,000 Method: Private Sale Date: 21/11/2023 Property Type: Apartment Land Size: 153 sqm approx



1/22 Kensington Rd SOUTH YARRA 3141 (REI/VG) Agent Comments



Price: \$1,175,000 Method: Private Sale Date: 16/12/2023 Property Type: Apartment



11/380 Toorak Rd SOUTH YARRA 3141 (REI) Agent Comments



Price: \$1,140,000 Method: Private Sale Date: 14/02/2024 Property Type: Apartment

Account - Jellis Craig | P: 03 9864 5000



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