

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

10/71 Lansell Road, Toorak Vic 3142

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 \$963,000 Property Type Unit Suburb Toorak

Period - From 23/04/2023 to 22/04/2024 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	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



3 1 1

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

3 2 2

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

3 2 1

Price: \$1,175,000

Method: Private Sale

Date: 16/12/2023

Property Type: Apartment



11/380 Toorak Rd SOUTH YARRA 3141 (REI)

Agent Comments

3 2 1

Price: \$1,140,000

Method: Private Sale

Date: 14/02/2024

Property Type: Apartment

Account - Jellis Craig | P: 03 9864 5000