

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

2/14 Lascelles Avenue, Toorak Vic 3142

Indicative selling price

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

Range between \$3,700,000

&

\$4,000,000

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	5a Landale Rd TOORAK 3142	\$4,000,000	11/07/2023
2	401/6 Sydney St PRAHRAN 3181	\$3,850,000	08/06/2023
3	3602/1 Almeida Cr SOUTH YARRA 3141	\$3,800,000	14/09/2023

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:

06/12/2023 14:23



3 3 3

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$3,700,000 - \$4,000,000

Median Unit Price

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

Comparable Properties

5a Landale Rd TOORAK 3142 (VG)

Agent Comments

3 - -

Price: \$4,000,000

Method: Sale

Date: 11/07/2023

Property Type: Flat/Unit/Apartment (Res)



401/6 Sydney St PRAHRAN 3181 (REI/VG)

Agent Comments

3 3 2

Price: \$3,850,000

Method: Private Sale

Date: 08/06/2023

Property Type: Apartment

3602/1 Almeida Cr SOUTH YARRA 3141 (VG)

Agent Comments

3 - -

Price: \$3,800,000

Method: Sale

Date: 14/09/2023

Property Type: Strata Unit/Flat

Account - Marshall White | P: 03 9822 9999