

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

21/2 Lamin Lane, Toorak Vic 3142

Indicative selling price

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

Range between \$630,000 & \$660,000

Median sale price

Median price \$1,054,500 Property Type Unit Suburb Toorak

Period - From 01/01/2023 to 31/12/2023 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	602/3 Chapel Mews SOUTH YARRA 3141	\$650,000	18/01/2024
2	1/7 Wallace Av TOORAK 3142	\$649,000	17/11/2023
3	22/8 Lamin La TOORAK 3142	\$642,500	28/10/2023

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:

19/01/2024 09:44



 1
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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$630,000 - \$660,000

Median Unit Price

Year ending December 2023: \$1,054,500

Comparable Properties



602/3 Chapel Mews SOUTH YARRA 3141 (REI) Agent Comments

 1
  1
  1

Price: \$650,000

Method: Sold Before Auction

Date: 18/01/2024

Property Type: Apartment



1/7 Wallace Av TOORAK 3142 (REI) Agent Comments

 1
  1
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Price: \$649,000

Method: Private Sale

Date: 17/11/2023

Property Type: Unit



22/8 Lamin La TOORAK 3142 (REI/VG) Agent Comments

 1
  1
  1

Price: \$642,500

Method: Auction Sale

Date: 28/10/2023

Property Type: Unit

Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371