## 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 21/746 Orrong Road, Toorak Vic 3142

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$650,000		&		\$690,000			
Median sale pı	rice							
Median price	\$962,500	Pro	operty Type	Unit			Suburb	Toorak
Period - From	01/01/2024	to	31/03/2024		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.

Add	dress of comparable property	Price	Date of sale
1	14/746 Orrong Rd TOORAK 3142	\$739,500	05/06/2024
2	6C/587 Toorak Rd TOORAK 3142	\$695,000	10/05/2024
3	10/29 Coolullah Av SOUTH YARRA 3141	\$675,000	04/05/2024

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:

26/06/2024 12:10









Rooms: 4 Property Type: Unit Agent Comments

Walter Summons 03 9509 0411 0438 576 233 walter.summons@belleproperty.com

> **Indicative Selling Price** \$650,000 - \$690,000 **Median Unit Price** March quarter 2024: \$962,500

# **Comparable Properties**



14/746 Orrong Rd TOORAK 3142 (REI) **1** 1 2



Price: \$739,500 Method: Sold Before Auction Date: 05/06/2024 Property Type: Apartment

Agent Comments

Agent Comments



Method: Sold Before Auction

Price: \$695,000 Date: 10/05/2024 Property Type: Apartment

2

2

10/29 Coolullah Av SOUTH YARRA 3141 (REI/VG)

6C/587 Toorak Rd TOORAK 3142 (REI)

1

**6** -

**601** 1

Agent Comments



Price: \$675,000 Method: Auction Sale Date: 04/05/2024 Property Type: Unit

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



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