

# 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

3/1 Lansell Road, Toorak Vic 3142

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000 & \$1,400,000

### Median sale price

Median price \$3,072,500 Property Type House Suburb Toorak

Period - From 01/01/2024 to 31/03/2024 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	6/73 Clendon Rd TOORAK 3142	\$1,360,000	08/02/2024
2	3/2 Kensington Rd SOUTH YARRA 3141	\$1,295,000	26/03/2024
3			

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:

01/05/2024 16:26



3   1   1

**Rooms:** 7  
**Property Type:** Apartment  
**Land Size:** 175 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,300,000 - \$1,400,000  
**Median House Price**  
March quarter 2024: \$3,072,500

## Comparable Properties



6/73 Clendon Rd TOORAK 3142 (REI/VG)

**Agent Comments**

3   2   2

**Price:** \$1,360,000  
**Method:** Private Sale  
**Date:** 08/02/2024  
**Property Type:** Apartment



3/2 Kensington Rd SOUTH YARRA 3141 (REI)

**Agent Comments**

3   2   2

**Price:** \$1,295,000  
**Method:** Private Sale  
**Date:** 26/03/2024  
**Property Type:** Unit

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.