

# 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

3/522 Toorak 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 \$1,025,000 & \$1,100,000

### Median sale price

Median price \$1,000,000 Property Type Unit Suburb Toorak

Period - From 01/04/2023 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	5/3 Lansell Ct TOORAK 3142	\$1,090,000	11/05/2024
2	4/522 Toorak Rd TOORAK 3142	\$1,051,000	02/03/2024
3	2/50 St Georges Rd TOORAK 3142	\$1,050,000	29/02/2024

**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:

23/05/2024 16:20

3/522 Toorak Road, Toorak Vic 3142



 3  1  1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$1,025,000 - \$1,100,000  
**Median Unit Price**  
Year ending March 2024: \$1,000,000

## Comparable Properties



**5/3 Lansell Ct TOORAK 3142 (REI)**

**Agent Comments**

 3  2  1

**Price:** \$1,090,000  
**Method:** Private Sale  
**Date:** 11/05/2024  
**Property Type:** Apartment



**4/522 Toorak Rd TOORAK 3142 (REI/VG)**

**Agent Comments**

 3  1  2

**Price:** \$1,051,000  
**Method:** Auction Sale  
**Date:** 02/03/2024  
**Property Type:** Apartment



**2/50 St Georges Rd TOORAK 3142 (REI/VG)**

**Agent Comments**

 2  2  1

**Price:** \$1,050,000  
**Method:** Sold Before Auction  
**Date:** 29/02/2024  
**Property Type:** Apartment

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



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