

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

3/628-630 TOORAK ROAD TOORAK VIC 3142

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$435,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,097,000

Property type

Unit

Suburb

Toorak

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

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 6 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

| | | |
|-------------------------------------|-----------|-----------|
| 401/738 ORRONG ROAD TOORAK VIC 3142 | \$464,000 | 09-May-24 |
| 7/21 BRUCE STREET TOORAK VIC 3142 | \$435,000 | 21-Dec-23 |
| 5/76 MATHOURA ROAD TOORAK VIC 3142 | \$470,000 | 25-May-24 |

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 6 months.~~

This Statement of Information was prepared on: 19 June 2024



**401/738 ORRONG ROAD TOORAK
VIC 3142**

1 1 1

Sold Price

\$464,000

Sold Date **09-May-24**

Distance **1.18km**



**7/21 BRUCE STREET TOORAK VIC
3142**

1 1 1

Sold Price

\$435,000

Sold Date **21-Dec-23**

Distance **1.83km**



**5/76 MATHOURA ROAD TOORAK
VIC 3142**

1 1 1

Sold Price

^{RS} **\$470,000**

Sold Date **25-May-24**

Distance **1.6km**

RS = Recent sale

UN = Undisclosed Sale

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