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	3B/516 Toorak Road, Toorak Vic 3142
Including suburb and	
postcode	

Indicative selling price

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

1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Range between	\$1,200,000	&	\$1,300,000
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Median sale price

Median price	\$1,005,000	Pro	perty Type Ur	nit		Suburb	Toorak
Period - From	20/03/2023	to	19/03/2024	Sc	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.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	1/38 Chambers St SOUTH YARRA 3141	\$1,290,000	25/11/2023
2	20/380 Toorak Rd SOUTH YARRA 3141	\$1,290,000	09/11/2023
3	7/430 Glenferrie Rd KOOYONG 3144	\$1,250,000	21/11/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	20/03/2024 15:43





Simon Lord 03 9810 5080 0407 337 557 simonlord@jelliscraig.com.au

Indicative Selling Price \$1,200,000 - \$1,300,000 Median Unit Price 20/03/2023 - 19/03/2024: \$1,005,000

3 2 Rooms: 5



Property Type: Apartment Agent Comments

Comparable Properties



1/38 Chambers St SOUTH YARRA 3141 (REI/VG)

(KEI/VG)

2

Price: \$1,290,000 **Method:** Auction Sale **Date:** 25/11/2023

Property Type: Apartment

Agent Comments



20/380 Toorak Rd SOUTH YARRA 3141 (REI)

4 3 **-** 2

2 2

Price: \$1,290,000 **Method:** Private Sale **Date:** 09/11/2023

Property Type: Apartment

Agent Comments



7/430 Glenferrie Rd KOOYONG 3144 (REI)

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• 2

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Price: \$1,250,000 Method: Private Sale Date: 21/11/2023

Property Type: Apartment **Land Size:** 153 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511





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