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

4/30 Lansell Road, Toorak Vic 3142

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | /underquot | ing | | |
|-----------------|-------------------|------|--------------|-------|-------------|------|--------|--------|
| Range betweer | \$1,300,000 | | & | | \$1,430,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$1,000,000 | Pro | operty Type | Unit | | | Suburb | Toorak |
| Period - From | 01/04/2023 | 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.

| Ad | dress of comparable property | Price | Date of sale |
|----|----------------------------------|-------------|--------------|
| 1 | 6/24 Lascelles Av TOORAK 3142 | \$1,551,000 | 17/02/2024 |
| 2 | 4/692 Orrong Rd TOORAK 3142 | \$1,500,000 | 28/02/2024 |
| 3 | 14/16 Woorigoleen Rd TOORAK 3142 | \$1,499,000 | 28/10/2023 |

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:

17/04/2024 09:29









Property Type: Apartment Agent Comments

Indicative Selling Price \$1,300,000 - \$1,430,000 **Median Unit Price** Year ending March 2024: \$1,000,000

Comparable Properties



6/24 Lascelles Av TOORAK 3142 (REI)



Price: \$1,551,000 Method: Private Sale Date: 17/02/2024 Property Type: Apartment Agent Comments



4/692 Orrong Rd TOORAK 3142 (REI/VG)

Agent Comments



Price: \$1,500,000 Method: Private Sale Date: 28/02/2024 Property Type: Apartment



14/16 Woorigoleen Rd TOORAK 3142 (REI/VG) Agent Comments



Price: \$1,499,000 Method: Auction Sale Date: 28/10/2023 Property Type: Unit

Account - Jellis Craig | P: 03 9864 5000



propertydata

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