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

4/723 Toorak Road, Kooyong Vic 3144

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$700,000		&		\$770,000			
Median sale pi	rice							
Median price	\$1,185,000	Pro	operty Type	Unit			Suburb	Kooyong
Period - From	28/06/2023	to	27/06/2024		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	302/960 High St ARMADALE 3143	\$875,000	12/06/2024
2	222/14 Elizabeth St MALVERN 3144	\$770,000	22/04/2024
3	112/1639 Malvern Rd GLEN IRIS 3146	\$710,000	10/04/2024

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:

28/06/2024 11:25









Property Type: Apartment Agent Comments

Indicative Selling Price \$700,000 - \$770,000 Median Unit Price 28/06/2023 - 27/06/2024: \$1,185,000

Comparable Properties



302/960 High St ARMADALE 3143 (REI)



Price: \$875,000 Method: Private Sale Date: 12/06/2024 Property Type: Apartment Agent Comments



222/14 Elizabeth St MALVERN 3144 (REI/VG)

Agent Comments



Price: \$770,000 Method: Private Sale Date: 22/04/2024 Property Type: Apartment

112/1639 Malvern Rd GLEN IRIS 3146 (REI)



 $\frac{1}{2}$ n Rd GLEN IRIS 3146 (REI) Age

Agent Comments



Price: \$710,000 Method: Private Sale Date: 10/04/2024 Property Type: Apartment

Account - Jellis Craig | P: 03 9864 5000



propertydata

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