

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 consumer.vic.gov.au/underquoting

Range between \$700,000 & \$770,000

Median sale price

Median price \$1,185,000 Property Type Unit Suburb Kooyong

Period - From 28/06/2023 to 27/06/2024 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	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



 2  2  1

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)

Agent Comments

 2  2  1

Price: \$875,000

Method: Private Sale

Date: 12/06/2024

Property Type: Apartment



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

Agent Comments

 2  2  1

Price: \$770,000

Method: Private Sale

Date: 22/04/2024

Property Type: Apartment



112/1639 Malvern Rd GLEN IRIS 3146 (REI)

Agent Comments

 2  2  1

Price: \$710,000

Method: Private Sale

Date: 10/04/2024

Property Type: Apartment

Account - Jellis Craig | P: 03 9864 5000