

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 5/209 Kooyong Road, Toorak Vic 3142

Indicative selling price

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

Range between \$1,850,000 & \$2,000,000

Median sale price

Median price \$1,152,500 Property Type Unit Suburb Toorak

Period - From 01/10/2022 to 30/09/2023 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	7 Callantina Rd HAWTHORN 3122	\$1,990,000	21/09/2023
2	40 New St ARMADALE 3143	\$1,931,000	28/10/2023
3	9/512 Toorak Rd TOORAK 3142	\$1,800,000	13/11/2023

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: 05/01/2024 10:13



3 2 2

Property Type:

Divorce/Estate/Family Transfers

Agent Comments

Comparable Properties



7 Callantina Rd HAWTHORN 3122 (REI)

Agent Comments

3 2 2

Price: \$1,990,000

Method: Private Sale

Date: 21/09/2023

Property Type: House

Land Size: 600 sqm approx



40 New St ARMADALE 3143 (REI)

Agent Comments

3 2 -

Price: \$1,931,000

Method: Auction Sale

Date: 28/10/2023

Property Type: House (Res)

Land Size: 250 sqm approx



9/512 Toorak Rd TOORAK 3142 (REI)

Agent Comments

3 2 2

Price: \$1,800,000

Method: Private Sale

Date: 13/11/2023

Property Type: Apartment