Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5/579 Toorak Road, Toorak Vic 3142

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$850,000		&		\$900,000			
Median sale p	rice							
Median price	\$1,152,500	Pro	operty Type	Unit			Suburb	Toorak
Period - From	01/10/2022	to	30/09/2023		So	ource	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.

Add	dress of comparable property	Price	Date of sale
1	11/264 Williams Rd TOORAK 3142	\$902,500	29/08/2023
2	5/49 Bruce St TOORAK 3142	\$881,000	23/09/2023
3	8/153 Kooyong Rd TOORAK 3142	\$871,000	03/11/2023

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:

28/11/2023 16:42









Property Type: Apartment Agent Comments

Indicative Selling Price \$850,000 - \$900,000 **Median Unit Price** Year ending September 2023: \$1,152,500

Comparable Properties



11/264 Williams Rd TOORAK 3142 (REI/VG)



Price: \$902,500 Method: Private Sale Date: 29/08/2023 Property Type: Unit

5/49 Bruce St TOORAK 3142 (REI/VG)

Agent Comments

Agent Comments





Price: \$881,000 Method: Auction Sale Date: 23/09/2023 Property Type: Unit

8/153 Kooyong Rd TOORAK 3142 (REI)



Agent Comments

Price: \$871,000 Method: Private Sale Date: 03/11/2023 Property Type: Unit

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455



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