

# 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 55/145 Canterbury Road, Toorak Vic 3142

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$275,000 & \$300,000

### Median sale price

Median price \$1,054,500 Property Type Unit Suburb Toorak

Period - From 01/01/2023 to 31/12/2023 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	304/312 Swan St RICHMOND 3121	\$300,000	10/01/2024
2	20/219 Williams Rd SOUTH YARRA 3141	\$296,000	09/11/2023
3	139/471 Malvern Rd SOUTH YARRA 3141	\$280,000	24/11/2023

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: 10/04/2024 17:33

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**Indicative Selling Price**

\$275,000 - \$300,000

**Median Unit Price**

Year ending December 2023: \$1,054,500



1   1   1

**Property Type:**

Agent Comments

## Comparable Properties



**304/312 Swan St RICHMOND 3121 (REI/VG)**

Agent Comments

1   1   -

**Price:** \$300,000

**Method:** Private Sale

**Date:** 10/01/2024

**Property Type:** Apartment



**20/219 Williams Rd SOUTH YARRA 3141 (REI/VG)**

Agent Comments

1   1   -

**Price:** \$296,000

**Method:** Private Sale

**Date:** 09/11/2023

**Property Type:** Unit



**139/471 Malvern Rd SOUTH YARRA 3141 (REI/VG)**

Agent Comments

1   1   1

**Price:** \$280,000

**Method:** Private Sale

**Date:** 24/11/2023

**Property Type:** Apartment

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