Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property 2 1	y offered	for sal	е
--------------	-----------	---------	---

Address	6/601 Toorak Road, Toorak Vic 3142
Including suburb and	
postcode	

Indicative selling price

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

Range between \$650,000	&	\$700,000
-------------------------	---	-----------

Median sale price

Median price	\$795,000	Pro	perty Type	Unit		Suburb	Toorak
Period - From	01/10/2023	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

Add	dress of comparable property	Price	Date of sale
1	9/746 Orrong Rd TOORAK 3142	\$700,000	27/09/2023
2	13/21 Tintern Av TOORAK 3142	\$698,000	01/11/2023
3	3/3 Struan St TOORAK 3142	\$680,000	09/11/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	28/02/2024 23:10











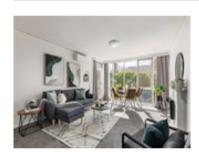


Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$650,000 - \$700,000 **Median Unit Price** December quarter 2023: \$795,000

Comparable Properties



9/746 Orrong Rd TOORAK 3142 (REI/VG)





Agent Comments

Price: \$700,000 Method: Private Sale Date: 27/09/2023

Property Type: Apartment



13/21 Tintern Av TOORAK 3142 (REI/VG)

——— 2





Price: \$698,000

Method: Sold Before Auction

Date: 01/11/2023 Property Type: Unit





3/3 Struan St TOORAK 3142 (REI/VG)





Price: \$680.000 Method: Private Sale Date: 09/11/2023

Property Type: Apartment

Agent Comments

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



