

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

6/693 Orrong Road, Toorak Vic 3142

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$1,292,500 Property Type Unit Suburb Toorak

Period - From 01/07/2023 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	G04/14 Lascelles Av TOORAK 3142	\$1,500,000	29/08/2023
2	202/3 Robinson St PRAHRAN 3181	\$1,600,000	20/09/2023
3	101/14 Lascelles Av TOORAK 3142	\$1,585,000	07/09/2023

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: 13/10/2023 20:01



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,650,000

Median Unit Price
September quarter 2023: \$1,292,500

Comparable Properties

G04/14 Lascelles Av TOORAK 3142 (REI)

Agent Comments



Price: \$1,500,000
Method:
Date: 29/08/2023
Property Type: Apartment



202/3 Robinson St PRAHRAN 3181 (REI)

Agent Comments



Price: \$1,600,000
Method: Private Sale
Date: 20/09/2023
Property Type: Apartment



101/14 Lascelles Av TOORAK 3142 (REI)

Agent Comments



Price: \$1,585,000
Method: Private Sale
Date: 07/09/2023
Property Type: Apartment