

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

6/696 ORRONG ROAD TOORAK VIC 3142

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$780,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,005,000

Property type

Unit

Suburb

Toorak

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 6 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

6/601 TOORAK ROAD TOORAK VIC 3142	\$780,000	06-Apr-24
8/10 KENSINGTON ROAD SOUTH YARRA VIC 3141	\$790,000	11-Nov-23
7/4 AVONDALE ROAD ARMADALE VIC 3143	\$802,000	16-Mar-24

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 6 months.

This Statement of Information was prepared on: 10 April 2024



**6/601 TOORAK ROAD TOORAK
VIC 3142**

 2  1  1

Sold Price

^{RS} **\$780,000**

Sold Date **06-Apr-24**

Distance **0.45km**



**8/10 KENSINGTON ROAD SOUTH
YARRA VIC 3141**

 2  1  1

Sold Price

\$790,000

Sold Date **11-Nov-23**

Distance **1.21km**



**7/4 AVONDALE ROAD ARMADALE
VIC 3143**

 2  1  1

Sold Price

^{RS} **\$802,000**

Sold Date **16-Mar-24**

Distance **1.55km**

RS = Recent sale **UN** = Undisclosed Sale

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