

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

6/740 Orrong Road, Toorak Vic 3142

Indicative selling price

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

Single price \$830,000

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	507/243 Toorak Rd SOUTH YARRA 3141	\$856,000	20/02/2024
2	5/539 Orrong Rd ARMADALE 3143	\$850,000	31/08/2023
3	2/328 Malvern Rd PRAHRAN 3181	\$845,000	28/09/2023

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:

28/02/2024 12:19



Property Type:
Divorce/Estate/Family Transfers
Land Size: 2077 sqm approx
Agent Comments

Indicative Selling Price
\$830,000
Median Unit Price
Year ending December 2023: \$1,054,500

Comparable Properties



507/243 Toorak Rd SOUTH YARRA 3141 (REI) Agent Comments



Price: \$856,000
Method: Private Sale
Date: 20/02/2024
Property Type: Apartment
Land Size: 94 sqm approx



5/539 Orrong Rd ARMADALE 3143 (REI/VG) Agent Comments



Price: \$850,000
Method: Sold Before Auction
Date: 31/08/2023
Property Type: Unit



2/328 Malvern Rd PRAHRAN 3181 (REI/VG) Agent Comments



Price: \$845,000
Method: Private Sale
Date: 28/09/2023
Property Type: Apartment
Land Size: 120 sqm approx

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