

# 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 6/771 Malvern 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 \$1,800,000 & \$1,980,000

### Median sale price

Median price \$1,763,000 Property Type Townhouse Suburb Toorak

Period - From 03/08/2022 to 02/08/2023 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	5/753 Malvern Rd TOORAK 3142	\$2,251,000	19/07/2023
2	3/391 Toorak Rd SOUTH YARRA 3141	\$2,015,000	03/03/2023
3	4/555 Toorak Rd TOORAK 3142	\$1,800,000	08/06/2023

**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: 03/08/2023 15:42



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,800,000 - \$1,980,000  
**Median Townhouse Price**  
03/08/2022 - 02/08/2023: \$1,763,000

## Comparable Properties



**5/753 Malvern Rd TOORAK 3142 (REI)**

Agent Comments



**Price:** \$2,251,000  
**Method:** Private Sale  
**Date:** 19/07/2023  
**Property Type:** Apartment



**3/391 Toorak Rd SOUTH YARRA 3141 (REI/VG)** Agent Comments



**Price:** \$2,015,000  
**Method:** Sold Before Auction  
**Date:** 03/03/2023  
**Property Type:** Unit



**4/555 Toorak Rd TOORAK 3142 (REI)**

Agent Comments



**Price:** \$1,800,000  
**Method:** Private Sale  
**Date:** 08/06/2023  
**Property Type:** Apartment

Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371



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