### 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

Range between \$1,800,000	&	\$1,980,000
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#### Median sale price

Median price	\$1,763,000	Pro	perty Type To	wnhouse		Suburb	Toorak
Period - From	03/08/2022	to	02/08/2023	So	ource	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

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 comparableproperties 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



#### **KAY & BURTON**





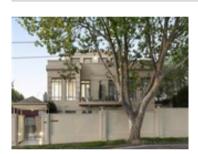




**Property Type: Agent Comments** 

**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)



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

Property Type: Apartment

Agent Comments

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



