

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

7/55 Ross Street, Toorak Vic 3142

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$962,500 Property Type Unit Suburb Toorak

Period - From 01/01/2024 to 31/03/2024 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	2/50 St Georges Rd TOORAK 3142	\$1,050,000	29/02/2024
2	5/5 Stanhope Ct SOUTH YARRA 3141	\$1,000,000	03/04/2024
3	101/715 Malvern Rd TOORAK 3142	\$945,000	04/04/2024

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:

30/04/2024 10:05



Rooms: 4
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median Unit Price
March quarter 2024: \$962,500

Comparable Properties



2/50 St Georges Rd TOORAK 3142 (REI/VG)

Agent Comments



Price: \$1,050,000
Method: Sold Before Auction
Date: 29/02/2024
Property Type: Apartment



5/5 Stanhope Ct SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$1,000,000
Method: Private Sale
Date: 03/04/2024
Property Type: Apartment



101/715 Malvern Rd TOORAK 3142 (REI)

Agent Comments



Price: \$945,000
Method: Private Sale
Date: 04/04/2024
Property Type: Apartment

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