

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

8/153 KOORYONG 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

\$830,000

&

\$910,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$5,165,000

Property type

House

Suburb

Toorak

Period-from

01 Oct 2022

to

30 Sep 2023

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

5/18 TINTERN AVENUE TOORAK VIC 3142	\$900,000	10-May-23
2/53 GRANGE ROAD TOORAK VIC 3142	\$895,000	14-Jun-23
6/526 TOORAK ROAD TOORAK VIC 3142	\$895,000	26-Jul-23

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: 20 October 2023



**5/18 TINTERN AVENUE TOORAK
VIC 3142**

2 1 2

Sold Price

\$900,000

Sold Date **10-May-23**

Distance **1.54km**



**2/53 GRANGE ROAD TOORAK VIC
3142**

2 1 1

Sold Price

\$895,000

Sold Date **14-Jun-23**

Distance **1.66km**



**6/526 TOORAK ROAD TOORAK
VIC 3142**

2 1 1

Sold Price

Sold Date **26-Jul-23**

Distance **0.78km**

RS = Recent sale

UN = Undisclosed Sale

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