

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

8/38 Grange Road, Toorak Vic 3142

Indicative selling price

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

Range between \$880,000 & \$968,000

Median sale price

Median price \$925,100 Property Type Unit Suburb Toorak

Period - From 01/04/2023 to 30/06/2023 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	2/114 Kooyong Rd ARMADALE 3143	\$1,000,000	07/08/2023
2	505/657 Chapel St SOUTH YARRA 3141	\$950,000	28/03/2023
3	13/31 Kensington Rd SOUTH YARRA 3141	\$860,000	25/08/2023

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:

28/08/2023 17:22

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3 1 2

Rooms: 4
Property Type: Apartment
Land Size: 100 sqm approx
Agent Comments

Indicative Selling Price
\$880,000 - \$968,000
Median Unit Price
June quarter 2023: \$925,100

Comparable Properties



2/114 Kooyong Rd ARMADALE 3143 (REI)

Agent Comments

3 1 1

Price: \$1,000,000
Method: Sold Before Auction
Date: 07/08/2023
Property Type: Apartment



505/657 Chapel St SOUTH YARRA 3141 (REI/VG)

Agent Comments

3 2 2

Price: \$950,000
Method: Private Sale
Date: 28/03/2023
Property Type: Apartment



13/31 Kensington Rd SOUTH YARRA 3141 (REI)

Agent Comments

3 1 1

Price: \$860,000
Method: Private Sale
Date: 25/08/2023
Property Type: Apartment

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