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

95/145 Canterbury Road, Toorak Vic 3142

Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.go	ov.au/	/underquot	ting		
Range betweer	\$1,500,000		&		\$1,650,000			
Median sale p	rice							
Median price	\$1,000,000	Pro	operty Type	Unit			Suburb	Toorak
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	6/24 Lascelles Av TOORAK 3142	\$1,551,000	17/02/2024
2	3B/516 Toorak Rd TOORAK 3142	\$1,500,000	08/05/2024
3	4/692 Orrong Rd TOORAK 3142	\$1,500,000	28/02/2024

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:

17/06/2024 16:05









Rooms: 5 Property Type: Apartment Agent Comments Indicative Selling Price \$1,500,000 - \$1,650,000 Median Unit Price Year ending March 2024: \$1,000,000

Comparable Properties



6/24 Lascelles Av TOORAK 3142 (REI/VG)



Price: \$1,551,000 Method: Private Sale Date: 17/02/2024 Property Type: Apartment

Agent Comments

Agent Comments





Price: \$1,500,000 Method: Sold Before Auction Date: 08/05/2024 Property Type: Unit

4/692 Orrong Rd TOORAK 3142 (REI/VG)

3B/516 Toorak Rd TOORAK 3142 (REI)



Agent Comments



Price: \$1,500,000 Method: Private Sale Date: 28/02/2024 Property Type: Apartment

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504



propertydata

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