

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000 & \$1,650,000

### Median sale price

Median price \$1,000,000 Property Type Unit Suburb Toorak

Period - From 01/04/2023 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	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



 3    2    3

**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)

**Agent Comments**

 3    1    1

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



3B/516 Toorak Rd TOORAK 3142 (REI)

**Agent Comments**

 3    2    2

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



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

**Agent Comments**

 3    1    2

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

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