

## 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 7/716 Orrong 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 \$1,750,000 & \$1,850,000

#### Median sale price

Median price \$1,380,000 House Unit X Suburb Toorak

Period - From 01/04/2017 to 30/06/2017 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	3/716 Orrong Rd TOORAK 3142	\$1,860,000	12/08/2017
2	1/125 Canterbury Rd TOORAK 3142	\$1,820,000	03/06/2017
3	1/1065 Malvern Rd TOORAK 3142	\$1,801,750	01/04/2017

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.~~



 3  
  2  
  2

**Rooms:**  
**Property Type:**  
 Agent Comments

**Indicative Selling Price**  
 \$1,750,000 - \$1,850,000  
**Median Unit Price**  
 June quarter 2017: \$1,380,000

## Comparable Properties



3/716 Orrong Rd TOORAK 3142 (REI)

Agent Comments

 3  
  2  
  2

**Price:** \$1,860,000  
**Method:** Auction Sale  
**Date:** 12/08/2017  
**Rooms:** 5  
**Property Type:** Apartment



1/125 Canterbury Rd TOORAK 3142 (REI)

Agent Comments

 3  
  3  
  2

**Price:** \$1,820,000  
**Method:** Auction Sale  
**Date:** 03/06/2017  
**Rooms:** -  
**Property Type:** Apartment



1/1065 Malvern Rd TOORAK 3142 (REI)

Agent Comments

 3  
  2  
  1

**Price:** \$1,801,750  
**Method:** Private Sale  
**Date:** 01/04/2017  
**Rooms:** -  
**Property Type:** Unit  
**Land Size:** 219 sqm approx