

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 7/425 Toorak Road, Toorak Vic 3142

Indicative selling price

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

Range between \$320,000 & \$350,000

Median sale price

Median price \$809,000 House Unit X Suburb Toorak

Period - From 01/10/2018 to 31/12/2018 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 | 14/393 Toorak Rd SOUTH YARRA 3141 | \$395,000 | 19/10/2018 |
| 2 | 5/28 Wynnstay Rd PRAHRAN 3181 | \$365,000 | 08/01/2019 |
| 3 | 18/393 Toorak Rd SOUTH YARRA 3141 | \$340,000 | 27/02/2019 |

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.



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Rooms:
Property Type:
Land Size: 45 sqm approx
Agent Comments

Indicative Selling Price
 \$320,000 - \$350,000
Median Unit Price
 December quarter 2018: \$809,000

Comparable Properties



14/393 Toorak Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

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Price: \$395,000
Method: Private Sale
Date: 19/10/2018
Rooms: 2
Property Type: Apartment



5/28 Wynnstey Rd PRAHRAN 3181 (REI)

Agent Comments

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Price: \$365,000
Method: Private Sale
Date: 08/01/2019
Rooms: -
Property Type: Apartment



18/393 Toorak Rd SOUTH YARRA 3141 (REI)

Agent Comments

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Price: \$340,000
Method: Private Sale
Date: 27/02/2019
Rooms: 2
Property Type: Apartment