

# 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

5/1 Ruabon 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)

Single price

\$550,250

### Median sale price

Median price

\$935,000

Property Type

Unit

Suburb

Toorak

Period - From

03/02/2020

to

02/02/2021

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	4/29 Hardy St SOUTH YARRA 3141	\$560,000	31/10/2020
2	5/3-5 Chomley St PRAHRAN 3181	\$525,000	08/01/2021
3	2/7 Denbigh Rd ARMADALE 3143	\$521,000	30/11/2020

**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:

03/02/2021 10:55

5/1 Ruabon Road, Toorak Vic 3142



Christopher Dane  
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**Indicative Selling Price**  
\$550,250

**Median Unit Price**

03/02/2020 - 02/02/2021: \$935,000



2 1 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**4/29 Hardy St SOUTH YARRA 3141 (REI)**

Agent Comments

2 1 1

**Price:** \$560,000

**Method:** Auction Sale

**Date:** 31/10/2020

**Property Type:** Apartment



**5/3-5 Chomley St PRAHRAN 3181 (REI)**

Agent Comments

2 1 1

**Price:** \$525,000

**Method:** Private Sale

**Date:** 08/01/2021

**Property Type:** Apartment



**2/7 Denbigh Rd ARMADALE 3143 (REI)**

Agent Comments

2 1 1

**Price:** \$521,000

**Method:** Sold Before Auction

**Date:** 30/11/2020

**Property Type:** Apartment

**Account** - Rodney Morley | P: 03 9525 9222 | F: 03 9525 9362



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.