

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

3/555 Toorak Road, Toorak Vic 3142

Indicative selling price

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

Range between \$1,750,000

&

\$1,925,000

Median sale price

Median price \$1,025,000

Property Type Unit

Suburb Toorak

Period - From 09/08/2020

to 08/08/2021

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	7/33 Selborne Rd TOORAK 3142	\$1,920,000	19/11/2020
2	1/10 Canberra Rd TOORAK 3142	\$1,880,630	06/03/2020
3	20 Ellerslie Pl TOORAK 3142	\$1,835,000	03/03/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

09/08/2021 12:55

3/555 Toorak Road, Toorak Vic 3142



Rodney Morley

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Indicative Selling Price

\$1,750,000 - \$1,925,000

Median Unit Price

09/08/2020 - 08/08/2021: \$1,025,000



3 2 2

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



7/33 Selborne Rd TOORAK 3142 (REI/VG)

Agent Comments

3 2 2

Price: \$1,920,000

Method: Expression of Interest

Date: 19/11/2020

Rooms: 5

Property Type: Apartment



1/10 Canberra Rd TOORAK 3142 (VG)

Agent Comments

3 - -

Price: \$1,880,630

Method: Sale

Date: 06/03/2020

Property Type: Flat/Unit/Apartment (Res)



20 Ellerslie Pl TOORAK 3142 (VG)

Agent Comments

3 - -

Price: \$1,835,000

Method: Sale

Date: 03/03/2021

Property Type: Strata Unit/Townhouse - Conjoined

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



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