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	16/3 Struan Street, Toorak Vic 3142

Indicative selling price

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

Range between $790,000 & $850,000

Median sale price

Median price $955,000 Property Type Unit Suburb Toorak

Period - From 01/04/2021 to 30/06/2021 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.

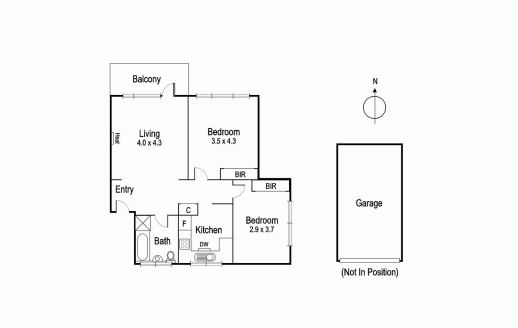
	Address of comparable property	Price	Date of sale
1	6/12 Woorigoleen Rd TOORAK 3142	$845,000	15/06/2021
2	7/14 Lansell Rd TOORAK 3142	$811,000	24/05/2021
3	23/14 Lansell Rd TOORAK 3142	$845,000	20/02/2021

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: 30/07/2021 14:24

16/3 Struan Street, Toorak Vic 3142



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$790,000 - $850,000
Median Unit Price
June quarter 2021: $955,000

Comparable Properties



6/12 Woorigoleen Rd TOORAK 3142 (REI)

2 2 1

Price: $845,000
Method: Private Sale
Date: 15/06/2021
Property Type: Apartment

Agent Comments



7/14 Lansell Rd TOORAK 3142 (REI/VG)

2 1 -

Price: $811,000
Method: Sold Before Auction
Date: 24/05/2021
Property Type: Unit

Agent Comments



23/14 Lansell Rd TOORAK 3142 (REI)

2 1 1

Price: $845,000
Method: Auction Sale
Date: 20/02/2021
Property Type: Apartment

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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.