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	16/425 Toorak Road, Toorak Vic 3142

Indicative selling price

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

Range between $480,000 & $520,000

Median sale price

Median price $1,255,000 Property Type Unit Suburb Toorak

Period - From 01/07/2020 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.

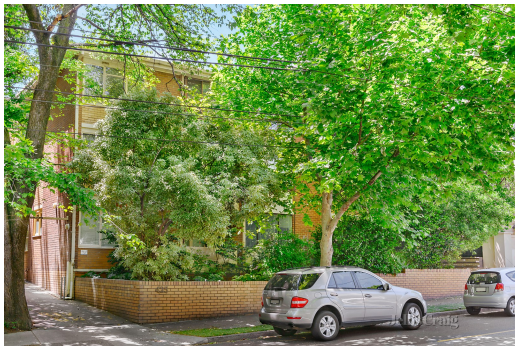
	Address of comparable property	Price	Date of sale
1	5/6 Lambert Rd TOORAK 3142	$540,000	26/06/2021
2	13/844 Malvern Rd ARMADALE 3143	$510,000	14/05/2021
3	12/432 Punt Rd SOUTH YARRA 3141	$510,000	22/03/2021

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: 21/09/2021 20:27

16/425 Toorak Road, Toorak Vic 3142



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$480,000 - $520,000
Median Unit Price
Year ending June 2021: $1,255,000

Comparable Properties



5/6 Lambert Rd TOORAK 3142 (VG)

2 - -

Price: $540,000
Method: Sale
Date: 26/06/2021
Property Type: Strata Unit/Flat

Agent Comments



13/844 Malvern Rd ARMADALE 3143 (REI/VG)

2 1 1

Price: $510,000
Method: Sold Before Auction
Date: 14/05/2021
Property Type: Apartment

Agent Comments



12/432 Punt Rd SOUTH YARRA 3141 (REI/VG)

2 1 1

Price: $510,000
Method: Sold Before Auction
Date: 22/03/2021
Property Type: Apartment

Agent Comments

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

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