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<br>Including suburb and postcode | 2/562 Toorak Road, Toorak Vic 3142 |

## Indicative selling price

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

Single price $1,095,000

## Median sale price

Median price $1,020,250 Property Type Unit Suburb Toorak

Period - From 01/10/2021 to 31/12/2021 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 | 10/10 Hopetoun Rd TOORAK 3142 | $1,056,000 | 27/11/2021 |
| 2 | 9/114 Kooyong Rd ARMADALE 3143 | $1,020,000 | 01/09/2021 |
| 3 | 6/46 Washington St TOORAK 3142 | $998,000 | 13/11/2021 |

**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: 01/03/2022 10:41

# 2/562 Toorak Road, Toorak Vic 3142



3 1 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$1,095,000
**Median Unit Price**
December quarter 2021: $1,020,250

## Comparable Properties



**10/10 Hopetoun Rd TOORAK 3142 (REI/VG)**

3 1 1

**Price:** $1,056,000
**Method:** Auction Sale
**Date:** 27/11/2021
**Property Type:** Apartment

Agent Comments



**9/114 Kooyong Rd ARMADALE 3143 (REI/VG)**

3 1 1

**Price:** $1,020,000
**Method:** Private Sale
**Date:** 01/09/2021
**Property Type:** Apartment

Agent Comments



**6/46 Washington St TOORAK 3142 (REI/VG)**

3 1 2

**Price:** $998,000
**Method:** Auction Sale
**Date:** 13/11/2021
**Property Type:** Unit

Agent Comments

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

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