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: 2/3 St Georges Road, Toorak Vic 3142

Indicative selling price

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

Range between: $1,400,000 & $1,500,000

Median sale price

Median price: $1,268,000 Property Type: Unit Suburb: Toorak

Period - From: 01/01/2022 to: 31/03/2022 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	3/1 Balfour St TOORAK 3142	$1,470,000	05/03/2022
2	4/40 Lansell Rd TOORAK 3142	$1,450,000	05/03/2022
3			

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: 13/05/2022 10:41

2/3 St Georges Road, Toorak Vic 3142



3 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$1,400,000 - $1,500,000
Median Unit Price
March quarter 2022: $1,268,000

Comparable Properties



3/1 Balfour St TOORAK 3142 (REI)

3 2 3

Price: $1,470,000
Method: Auction Sale
Date: 05/03/2022
Property Type: Apartment
Land Size: 165 sqm approx

Agent Comments



4/40 Lansell Rd TOORAK 3142 (REI)

3 2 2

Price: $1,450,000
Method: Auction Sale
Date: 05/03/2022
Property Type: Apartment

Agent Comments

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.

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

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