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	12/2-4 Ruabon Road, Toorak Vic 3142

Indicative selling price

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

Range between $470,000 & $490,000

Median sale price

Median price $900,000 Property Type Unit Suburb Toorak

Period - From 01/04/2022 to 30/06/2022 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	9/7 Wattletree Rd ARMADALE 3143	$480,000	03/06/2022
2	12/48 Chomley St PRAHRAN 3181	$479,999	15/06/2022
3	6/9 Denbigh Rd ARMADALE 3143	$475,000	07/05/2022

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: 25/08/2022 15:36

12/2-4 Ruabon Road, Toorak Vic 3142



2 1 1

Property Type:
Divorce/Estate/Family Transfers

Agent Comments

Indicative Selling Price
$470,000 - $490,000
Median Unit Price
June quarter 2022: $900,000

Comparable Properties



9/7 Wattletree Rd ARMADALE 3143 (REI)

2 1 1

Price: $480,000
Method: Private Sale
Date: 03/06/2022
Property Type: Apartment

Agent Comments



12/48 Chomley St PRAHRAN 3181 (VG)

2 - -

Price: $479,999
Method: Sale
Date: 15/06/2022
Property Type: Strata Unit/Flat

Agent Comments



6/9 Denbigh Rd ARMADALE 3143 (REI/VG)

2 1 1

Price: $475,000
Method: Auction Sale
Date: 07/05/2022
Property Type: Unit

Agent Comments

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

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