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	1/53 Grange Road, Toorak Vic 3142

Indicative selling price

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

Range between $840,000 & $880,000

Median sale price

Median price $1,199,000 Property Type Unit Suburb Toorak

Period - From 01/04/2024 to 30/06/2024 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.

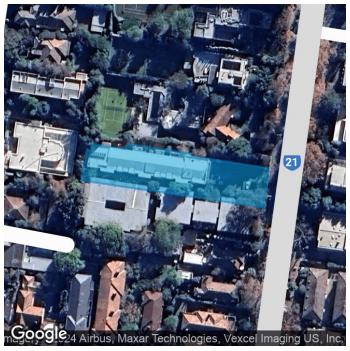
	Address of comparable property	Price	Date of sale
1	5/631 Malvern Rd TOORAK 3142	$841,000	03/08/2024
2	3/1 Mcmaster Ct TOORAK 3142	$870,000	14/05/2024
3	6/3 Canberra Rd TOORAK 3142	$845,000	05/04/2024

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: 09/08/2024 15:30

1/53 Grange Road, Toorak Vic 3142



2 1 1

Rooms: 3
Property Type: Apartment

Agent Comments

Indicative Selling Price
$840,000 - $880,000
Median Unit Price
June quarter 2024: $1,199,000

Comparable Properties



5/631 Malvern Rd TOORAK 3142 (REI)

2 1 1

Price: $841,000
Method: Auction Sale
Date: 03/08/2024
Property Type: Apartment

Agent Comments



3/1 Mcmaster Ct TOORAK 3142 (REI/VG)

2 1 1

Price: $870,000
Method: Private Sale
Date: 14/05/2024
Property Type: Unit

Agent Comments



6/3 Canberra Rd TOORAK 3142 (REI/VG)

2 1 1

Price: $845,000
Method: Sold Before Auction
Date: 05/04/2024
Property Type: Apartment

Agent Comments

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

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