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 | 22/14 Lansell Road, Toorak Vic 3142 |

## Indicative selling price

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

Range between $750,000 & $780,000

## Median sale price

Median price $935,000 Property Type Unit Suburb Toorak

Period - From 19/11/2023 to 18/11/2024 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 | 5/411 Toorak Rd TOORAK 3142 | $760,000 | 30/06/2024 |
| 2 | 4/411 Toorak Rd TOORAK 3142 | $775,000 | 22/08/2024 |
| 3 | 6/696 Orrong Rd TOORAK 3142 | $800,000 | 21/06/2024 |

**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: 19/11/2024 09:39

# 22/14 Lansell Road, Toorak Vic 3142



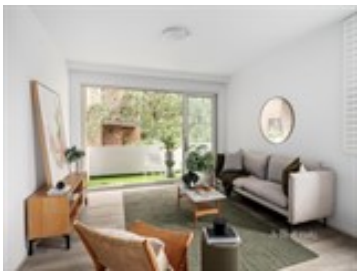
2 1 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$750,000 - $780,000
**Median Unit Price**
19/11/2023 - 18/11/2024: $935,000

## Comparable Properties



**5/411 Toorak Rd TOORAK 3142 (REI/VG)**

2 1 1

**Price:** $760,000
**Method:** Private Sale
**Date:** 30/06/2024
**Property Type:** Unit

Agent Comments



**4/411 Toorak Rd TOORAK 3142 (REI)**

2 1 1

**Price:** $775,000
**Method:** Sold Before Auction
**Date:** 22/08/2024
**Property Type:** Apartment

Agent Comments



**6/696 Orrong Rd TOORAK 3142 (REI/VG)**

2 1 1

**Price:** $800,000
**Method:** Private Sale
**Date:** 21/06/2024
**Property Type:** Apartment

Agent Comments

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

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