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	15/415 Toorak Road, Toorak Vic 3142

Indicative selling price

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

Single price $1,269,000

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	4/1 Lansell Rd TOORAK 3142	$1,300,000	14/01/2022
2	13/5 Jessamine Av PRAHRAN 3181	$1,275,000	30/04/2022
3	9/41 Tintern Av TOORAK 3142	$1,273,000	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: 03/05/2022 12:46

15/415 Toorak Road, Toorak Vic 3142

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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$1,269,000
Median Unit Price
March quarter 2022: $1,268,000

Comparable Properties

4/1 Lansell Rd TOORAK 3142 (REI/VG)

3 2 1

Price: $1,300,000
Method: Private Sale
Date: 14/01/2022
Property Type: Apartment

Agent Comments



13/5 Jessamine Av PRAHRAN 3181 (REI)

3 2 1

Price: $1,275,000
Method: Auction Sale
Date: 30/04/2022
Property Type: Unit

Agent Comments



9/41 Tintern Av TOORAK 3142 (REI)

3 2 1

Price: $1,273,000
Method: Auction Sale
Date: 13/11/2021
Property Type: Apartment

Agent Comments

Account - RT Edgar | P: 03 9826 1000

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