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	2/14 Lascelles Avenue, Toorak Vic 3142

Indicative selling price

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

Single price $3,600,000

Median sale price

Median price $1,763,000 Property Type Townhouse Suburb Toorak

Period - From 23/01/2022 to 22/01/2023 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 Tintern Av TOORAK 3142	$3,900,000	04/11/2022
2	2/32 Grange Rd TOORAK 3142	$3,800,000	28/09/2022
3	74 St Georges Rd TOORAK 3142	$3,500,000	20/09/2022

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: 23/01/2023 14:18

2/14 Lascelles Avenue, Toorak Vic 3142

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3 3 3

Property Type: Apartment
Land Size: 526 sqm approx

Agent Comments

Internal area 216m2

Indicative Selling Price
$3,600,000
Median Townhouse Price
23/01/2022 - 22/01/2023: $1,763,000

Comparable Properties



3/1 Tintern Av TOORAK 3142 (REI/VG)

3 3 3

Price: $3,900,000
Method: Private Sale
Date: 04/11/2022
Property Type: Apartment

Agent Comments



2/32 Grange Rd TOORAK 3142 (REI)

3 3 2

Price: $3,800,000
Method: Private Sale
Date: 28/09/2022
Property Type: Apartment

Agent Comments



74 St Georges Rd TOORAK 3142 (REI/VG)

3 2 4

Price: $3,500,000
Method: Private Sale
Date: 20/09/2022
Property Type: Apartment

Agent Comments

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