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	7/8 Lambert Road, Toorak Vic 3142

Indicative selling price

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

Single price $459,000

Median sale price

Median price $1,155,000 Property Type Unit Suburb Toorak

Period - From 01/10/2021 to 30/09/2022 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	7/146 Alma Rd ST KILDA EAST 3183	$465,000	21/09/2022
2	12/9 Wilks St CAULFIELD NORTH 3161	$455,280	06/09/2022
3	5/13 Lewisham Rd WINDSOR 3181	$455,000	09/07/2022

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: 05/12/2022 10:33

7/8 Lambert Road, Toorak Vic 3142



2 1 0

Property Type: Apartment

Agent Comments

Indicative Selling Price
$459,000
Median Unit Price
Year ending September 2022: $1,155,000

Comparable Properties



7/146 Alma Rd ST KILDA EAST 3183 (REI)

2 1 1

Price: $465,000
Method: Private Sale
Date: 21/09/2022
Property Type: Apartment

Agent Comments

Inferior suburb, but has a car park and only 1.9 km away



12/9 Wilks St CAULFIELD NORTH 3161 (REI/VG)

2 1 1

Price: $455,280
Method: Private Sale
Date: 06/09/2022
Property Type: Apartment

Agent Comments

Inferior suburb, but has a car park and only 1.81km away



5/13 Lewisham Rd WINDSOR 3181 (REI/VG)

2 1 -

Price: $455,000
Method: Private Sale
Date: 09/07/2022
Property Type: Apartment

Agent Comments

Inferior suburb, has same amount of parking and only 1.49km

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140

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