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	403/738 Orrong Road, Toorak Vic 3142

Indicative selling price

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

Range between $480,000 & $520,000

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	202/36 Wilson St SOUTH YARRA 3141	$490,000	09/09/2022
2	8/765 Malvern Rd TOORAK 3142	$485,000	27/09/2022
3	408/12 Yarra St SOUTH YARRA 3141	$480,000	11/09/2022

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: 11/11/2022 15:03

403/738 Orrong Road, Toorak Vic 3142

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1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$480,000 - $520,000
Median Unit Price
Year ending September 2022: $1,155,000

Comparable Properties



202/36 Wilson St SOUTH YARRA 3141 (REI/VG)

2 1 1

Price: $490,000
Method: Sold Before Auction
Date: 09/09/2022
Property Type: Apartment

Agent Comments

Modern block, similar accommodation plus study



8/765 Malvern Rd TOORAK 3142 (REI)

1 1 1

Price: $485,000
Method: Private Sale
Date: 27/09/2022
Property Type: Apartment

Agent Comments

Modern block, similar accommodation



408/12 Yarra St SOUTH YARRA 3141 (REI)

1 1 1

Price: $480,000
Method: Private Sale
Date: 11/09/2022
Property Type: Unit

Agent Comments

Modern block, similar accommodation

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