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	216 Kooyong Road, Toorak Vic 3142

Indicative selling price

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

Range between $5,000,000 & $5,500,000

Median sale price

Median price $5,550,000 Property Type House Suburb Toorak

Period - From 01/10/2022 to 31/12/2022 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	27 Balmerino Av TOORAK 3142	$5,450,000	28/09/2022
2	2 Denham Pl TOORAK 3142	$5,180,000	09/11/2022
3			

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: 20/03/2023 13:30

216 Kooyong Road, Toorak Vic 3142



3 3 2

Property Type: Townhouse
Land Size: 332 sqm approx

Agent Comments

Indicative Selling Price
$5,000,000 - $5,500,000
Median House Price
December quarter 2022: $5,550,000

Comparable Properties



27 Balmerino Av TOORAK 3142 (VG)

3 - -

Price: $5,450,000
Method: Sale
Date: 28/09/2022
Property Type: House (Res)
Land Size: 248 sqm approx

Agent Comments



2 Denham Pl TOORAK 3142 (REI/VG)

5 3 2

Price: $5,180,000
Method: Private Sale
Date: 09/11/2022
Property Type: House
Land Size: 556 sqm approx

Agent Comments

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.

Account - RT Edgar | P: 03 9826 1000

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