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<br>Including suburb and postcode | 6/73 Clendon Road, Toorak Vic 3142 |

## Indicative selling price

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

Range between $1,250,000 & $1,375,000

## Median sale price

Median price $925,100 Property Type Unit Suburb Toorak

Period - From 01/04/2023 to 30/06/2023 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 | 3/40 Lansell Rd TOORAK 3142 | $1,395,000 | 05/08/2023 |
| 2 | 8/16 Woorigoleen Rd TOORAK 3142 | $1,335,000 | 28/05/2023 |
| 3 | 5/44a Lansell Rd TOORAK 3142 | $1,325,000 | 17/04/2023 |

**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: 01/10/2023 13:55

# 6/73 Clendon Road, Toorak Vic 3142

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3 2

**Rooms:** 5
**Property Type:** Apartment
**Land Size:** 1345.047 sqm approx

Agent Comments

**Indicative Selling Price**
$1,250,000 - $1,375,000
**Median Unit Price**
June quarter 2023: $925,100

## Comparable Properties



**3/40 Lansell Rd TOORAK 3142 (REI)**

3 2 2

**Price:** $1,395,000
**Method:** Auction Sale
**Date:** 05/08/2023
**Property Type:** Apartment

Agent Comments



**8/16 Woorigoleen Rd TOORAK 3142 (REI)**

3 2 2

**Price:** $1,335,000
**Method:** Auction Sale
**Date:** 28/05/2023
**Property Type:** Unit

Agent Comments



**5/44a Lansell Rd TOORAK 3142 (REI/VG)**

3 2 2

**Price:** $1,325,000
**Method:** Private Sale
**Date:** 17/04/2023
**Property Type:** Apartment

Agent Comments



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