

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

3/591 Toorak Road, Toorak, VIC 3142

Indicative selling price

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

Single price \$1,925,000 or range between

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Median sale price

Median price

\$1,060,000

 Property type

Unit

 Suburb

Toorak

Period - From

14/08/2023

 to

13/08/2024

 Source

pdol

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	15/ 48 Lansell Rd, Toorak Vic	\$2,225,000	26/06/2024
2	7/ 2 Stanhope Ct, South Yarra Vic	\$2,295,050	30/05/2024
3	74/ 546 Toorak Rd, Toorak Vic	\$2,140,000	23/02/2024

This Statement of Information was prepared on:

14/08/2024

