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	19/530 Toorak Road, Toorak, VIC 3142

Indicative selling price

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

Single price		or range between	$630,000	&	$675,000

Median sale price

Median price	$ 1,164,500	Property type	Unit	Suburb	TOORAK
Period - From	16/04/2024	to	15/10/2024	Source	core_logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen 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	4/399 Toorak Road South Yarra Vic 3141	$650,000	2024-09-21
2	4/18 Kensington Road South Yarra Vic 3141	$670,000	2024-05-10
3	9/18 St Georges Road Armadale Vic 3143	$640,000	2024-04-20

This Statement of Information was prepared on: 16/10/2024

CONSUMER AFFAIRS VICTORIA