

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

4/72 Canterbury Road Toorak VIC 3142

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$595,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,362,500

Property type

Unit

Suburb

Toorak

Period-from

01 Jun 2020

to

31 May 2021

Source

Corelogic

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 6 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

4/15 Cromwell Road South Yarra VIC 3141	\$641,000	10-Apr-21
3/6B Evergreen Mews Armadale VIC 3143	\$625,000	12-Apr-21
2/43 Murray Street Prahran VIC 3181	\$690,000	17-Apr-21

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 6 months.~~

This Statement of Information was prepared on: 09 June 2021



**4/15 Cromwell Road South Yarra
VIC 3141**

 1  1  1

Sold Price

^{RS} **\$641,000**

Sold Date

10-Apr-21

Distance

1.04km



**3/6B Evergreen Mews Armadale
VIC 3143**

 1  1  1

Sold Price

\$625,000

Sold Date

12-Apr-21

Distance

1.09km



**2/43 Murray Street Prahran VIC
3181**

 1  1  -

Sold Price

^{RS} **\$690,000**

Sold Date

17-Apr-21

Distance

1.25km

RS = Recent sale

UN = Undisclosed Sale

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