

## 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

2/721-723 Toorak Road, Kooyong Vic 3144

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$690,000

&

\$750,000

#### Median sale price\*

Median price

\$655,000

House

Unit

X

Suburb

Kooyong

Period - From

24/10/2017

to

24/10/2018

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	107/721-723 Toorak Rd KOOYONG 3144	\$748,000	13/08/2018
2	5/76a Stanhope St MALVERN 3144	\$745,000	05/05/2018
3	3/687 Toorak Rd KOOYONG 3144	\$718,000	11/08/2018

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.



**Rooms:**  
**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$690,000 - \$750,000  
**Median Unit Price \***  
24/10/2017 - 24/10/2018: \$655,000  
\* Agent calculated median

## Comparable Properties

107/721-723 Toorak Rd KOOYONG 3144 (REI/VG)

**Agent Comments**



**Price:** \$748,000  
**Method:** Sold Before Auction  
**Date:** 13/08/2018  
**Rooms:** -  
**Property Type:** Unit



5/76a Stanhope St MALVERN 3144 (REI/VG)

**Agent Comments**



**Price:** \$745,000  
**Method:** Auction Sale  
**Date:** 05/05/2018  
**Rooms:** -  
**Property Type:** Apartment



3/687 Toorak Rd KOOYONG 3144 (REI)

**Agent Comments**



**Price:** \$718,000  
**Method:** Auction Sale  
**Date:** 11/08/2018  
**Rooms:** -  
**Property Type:** House