

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

4/1 Tahara Road, Toorak Vic 3142

Indicative selling price

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

Single price \$899,000

Median sale price

Median price \$790,000 House Unit X Suburb Toorak

Period - From 01/07/2018 to 30/09/2018 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	1/7 Coppin Gr HAWTHORN 3122	\$941,000	08/09/2018
2	2/868 High St ARMADALE 3143	\$930,000	01/09/2018
3	1/11 Woorigoleen Rd TOORAK 3142	\$925,000	02/10/2018

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.

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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$949,000
Median Unit Price
September quarter 2018: \$790,000

Comparable Properties



1/7 Coppin Gr HAWTHORN 3122 (REI)

[Agent Comments](#)

2 1 -

Price: \$941,000
Method: Auction Sale
Date: 08/09/2018
Rooms: 4
Property Type: Apartment



2/868 High St ARMADALE 3143 (REI)

[Agent Comments](#)

2 1 1

Price: \$930,000
Method: Auction Sale
Date: 01/09/2018
Rooms: -
Property Type: Apartment



1/11 Woorigoleen Rd TOORAK 3142 (REI/VG)

[Agent Comments](#)

3 2 1

Price: \$925,000
Method: Private Sale
Date: 02/10/2018
Rooms: -
Property Type: Apartment