

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

7/558 Toorak Road, Toorak Vic 3142

Indicative selling price

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

Range between

\$550,000

&

\$600,000

Median sale price

Median price

\$975,000

House

Unit

X

Suburb

Toorak

Period - From

01/07/2018

to

30/06/2019

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	5/402 Toorak Rd TOORAK 3142	\$635,000	29/03/2019
2	1/41 Kooyong Rd ARMADALE 3143	\$617,500	22/06/2019
3	6/3 Acre PI MALVERN 3144	\$580,000	08/05/2019

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.



2 1 1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



5/402 Toorak Rd TOORAK 3142 (REI/VG)

Agent Comments

2 1 -

Price: \$635,000

Method: Sold Before Auction

Date: 29/03/2019

Rooms: -

Property Type: Apartment



1/41 Kooyong Rd ARMADALE 3143 (REI/VG)

Agent Comments

2 1 1

Price: \$617,500

Method: Auction Sale

Date: 22/06/2019

Rooms: -

Property Type: Apartment



6/3 Acre PI MALVERN 3144 (REI/VG)

Agent Comments

2 1 1

Price: \$580,000

Method: Private Sale

Date: 08/05/2019

Rooms: 3

Property Type: Apartment