

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

8/2 Lansell Court, Toorak Vic 3142

Indicative selling price

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

Range between \$3,200,000

&

\$3,500,000

Median sale price

Median price \$1,119,500

Property Type Unit

Suburb Toorak

Period - From 01/10/2019

to 31/12/2019

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	2/42 Washington St TOORAK 3142	\$4,087,500	18/10/2019
2	203/30 Springfield Av TOORAK 3142	\$3,750,000	16/10/2019
3	2/23 Washington St TOORAK 3142	\$3,700,000	14/09/2019

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.~~

This Statement of Information was prepared on:

12/02/2020 16:39

8/2 Lansell Court, Toorak Vic 3142



3 3 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$3,200,000 - \$3,500,000

Median Unit Price

December quarter 2019: \$1,119,500

Comparable Properties



2/42 Washington St TOORAK 3142 (REI/VG)

Agent Comments

3 3 2

Price: \$4,087,500

Method: Private Sale

Date: 18/10/2019

Rooms: 6

Property Type: Apartment

203/30 Springfield Av TOORAK 3142 (VG)

Agent Comments

3 - -

Price: \$3,750,000

Method: Sale

Date: 16/10/2019

Property Type: Strata Unit/Flat



2/23 Washington St TOORAK 3142 (REI)

Agent Comments

3 3 3

Price: \$3,700,000

Method: Auction Sale

Date: 14/09/2019

Property Type: Apartment

Account - RT Edgar | P: 03 9826 1000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.