

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

244 Kooyong Road, Toorak Vic 3142

Indicative selling price

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

Range between \$8,000,000 & \$8,500,000

Median sale price

Median price \$4,370,000 Property Type House Suburb Toorak

Period - From 01/07/2021 to 30/09/2021 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	11 Montalto Av TOORAK 3142	\$8,150,000	26/06/2021
2	9 Landale Rd TOORAK 3142	\$8,000,000	28/06/2021
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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: 12/11/2021 15:28



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Property Type: House
Land Size: 1,276 sqm approx
Agent Comments

Indicative Selling Price
\$8,000,000 - \$8,500,000
Median House Price
September quarter 2021: \$4,370,000

Comparable Properties



11 Montalto Av TOORAK 3142 (VG)

Agent Comments

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Price: \$8,150,000
Method: Sale
Date: 26/06/2021
Property Type: House (Res)
Land Size: 754 sqm approx



9 Landale Rd TOORAK 3142 (VG)

Agent Comments

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Price: \$8,000,000
Method: Sale
Date: 28/06/2021
Property Type: House (Res)
Land Size: 96 sqm approx

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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