

# 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

4/76 Canterbury Road, Toorak Vic 3142

### Indicative selling price

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

Range between

\$440,000

&

\$480,000

### Median sale price

Median price

\$698,750

Property Type

Unit

Suburb

Toorak

Period - From

01/07/2019

to

30/09/2019

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	4/74 Canterbury Rd TOORAK 3142	\$477,000	21/09/2019
2	10/47 Rockley Rd SOUTH YARRA 3141	\$450,000	30/09/2019
3			

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:

18/11/2019 16:34



**Property Type:** Flat  
**Land Size:** 1139.089 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$440,000 - \$480,000  
**Median Unit Price**  
September quarter 2019: \$698,750

## Comparable Properties



**4/74 Canterbury Rd TOORAK 3142 (REI)**

**Agent Comments**



**Price:** \$477,000  
**Method:** Auction Sale  
**Date:** 21/09/2019  
**Property Type:** Apartment



**10/47 Rockley Rd SOUTH YARRA 3141 (REI)**

**Agent Comments**



**Price:** \$450,000  
**Method:** Sale by Tender  
**Date:** 30/09/2019  
**Property Type:** Apartment

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.