

# 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

304/28 Jackson Street, 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 \$780,000 & \$800,000

### Median sale price

Median price \$832,500 Property Type Unit Suburb Toorak

Period - From 01/01/2020 to 31/03/2020 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	43/46 Lansell Rd TOORAK 3142	\$865,550	05/03/2020
2	2/641 Toorak Rd TOORAK 3142	\$776,000	29/02/2020
3	4/27 Wallace Av TOORAK 3142	\$749,999	30/03/2020

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:

03/06/2020 09:20



2   2   1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$780,000 - \$800,000  
**Median Unit Price**  
March quarter 2020: \$832,500

## Comparable Properties



**43/46 Lansell Rd TOORAK 3142 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$865,550  
**Method:** Sold Before Auction  
**Date:** 05/03/2020  
**Property Type:** Apartment



**2/641 Toorak Rd TOORAK 3142 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$776,000  
**Method:** Auction Sale  
**Date:** 29/02/2020  
**Property Type:** Apartment



**4/27 Wallace Av TOORAK 3142 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$749,999  
**Method:** Private Sale  
**Date:** 30/03/2020  
**Property Type:** Apartment