

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

2/694 Orrong Road, Toorak Vic 3142

Indicative selling price

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

Single price \$775,000

Median sale price

Median price \$1,190,000

Property Type Unit

Suburb Toorak

Period - From 01/10/2020

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	14/630 Toorak Rd TOORAK 3142	\$760,000	06/08/2021
2	8/27 Tintern Av TOORAK 3142	\$720,000	08/10/2021
3	8/48a Mathoura Rd TOORAK 3142	\$700,000	28/07/2021

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:

22/10/2021 18:07



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$775,000

Median Unit Price

Year ending September 2021: \$1,190,000

Comparable Properties



14/630 Toorak Rd TOORAK 3142 (REI)

Agent Comments

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Price: \$760,000

Method: Sold Before Auction

Date: 06/08/2021

Property Type: Apartment



8/27 Tintern Av TOORAK 3142 (REI)

Agent Comments

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Price: \$720,000

Method: Sold Before Auction

Date: 08/10/2021

Property Type: Apartment



8/48a Mathoura Rd TOORAK 3142 (REI/VG)

Agent Comments

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Price: \$700,000

Method: Private Sale

Date: 28/07/2021

Property Type: Flat/Unit/Apartment (Res)

Account - Marshall White | P: 03 9822 9999 | F: 03 9824 4897