

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

2/14 Lascelles Avenue, Toorak Vic 3142

Indicative selling price

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

Single price \$3,800,000

Median sale price

Median price \$1,150,000

Property Type Unit

Suburb Toorak

Period - From 01/04/2019

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	2/2 Nola Ct TOORAK 3142	\$3,800,000	29/02/2020
2	102/42 Washington St TOORAK 3142	\$3,700,000	14/02/2020
3	15d Evans Ct TOORAK 3142	\$3,500,000	05/04/2020

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:

30/06/2020 11:36



Property Type:
Agent Comments

Indicative Selling Price
\$3,800,000
Median Unit Price
Year ending March 2020: \$1,150,000

Comparable Properties

2/2 Nola Ct TOORAK 3142 (VG)

Agent Comments



Price: \$3,800,000
Method: Sale
Date: 29/02/2020
Property Type: Strata Unit/Flat



102/42 Washington St TOORAK 3142 (REI/VG)

Agent Comments



Price: \$3,700,000
Method: Private Sale
Date: 14/02/2020
Rooms: 6
Property Type: Apartment



15d Evans Ct TOORAK 3142 (VG)

Agent Comments



Price: \$3,500,000
Method: Sale
Date: 05/04/2020
Property Type: Flat/Unit/Apartment (Res)