Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sa	e
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Address	2/183 Kooyong Road, Toorak Vic 3142
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$698,750	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	9/30-32 Denbigh Rd ARMADALE 3143	\$843,000	26/08/2019
2	3/2 Karbarook Av PRAHRAN 3181	\$802,000	27/07/2019
3	2/539 Orrong Rd ARMADALE 3143	\$801,000	03/08/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	25/10/2019 17:20













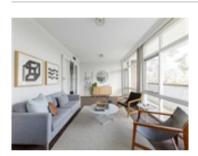
Property Type: Townhouse

(Single)

Agent Comments

Indicative Selling Price \$800,000 - \$850,000 **Median Unit Price** September quarter 2019: \$698,750

Comparable Properties



9/30-32 Denbigh Rd ARMADALE 3143 (REI)





Agent Comments

Price: \$843,000 Method: Private Sale Date: 26/08/2019

Property Type: Apartment



3/2 Karbarook Av PRAHRAN 3181 (REI)





Price: \$802,000 Method: Auction Sale Date: 27/07/2019

Property Type: Apartment

Agent Comments



2/539 Orrong Rd ARMADALE 3143 (REI/VG)



Price: \$801,000 Method: Auction Sale Date: 03/08/2019

Property Type: Apartment

Agent Comments

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



