

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

2/183 Kooyong Road, Toorak Vic 3142

Indicative selling price

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

Range between \$800,000 & \$850,000

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	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 comparable properties 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)

Agent Comments



Price: \$802,000

Method: Auction Sale

Date: 27/07/2019

Property Type: Apartment



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

Agent Comments



Price: \$801,000

Method: Auction Sale

Date: 03/08/2019

Property Type: Apartment