

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

1/738 Orrong Road Toorak VIC 3142

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$495,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,300,000

Property type

Unit

Suburb

Toorak

Period-from

01 Apr 2020

to

31 Mar 2021

Source

Corelogic

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 6 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

11/36 Grange Road Toorak VIC 3142	\$550,000	30-Oct-20
96/145 Canterbury Road Toorak VIC 3142	\$515,000	11-Dec-20
97/145 Canterbury Road Toorak VIC 3142	\$491,500	25-Mar-21

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 6 months.~~

This Statement of Information was prepared on: 30 April 2021



11/36 Grange Road Toorak VIC 3142 Sold Price **\$550,000** Sold Date **30-Oct-20**

1 1 1

Distance **0.29km**



96/145 Canterbury Road Toorak VIC 3142 Sold Price **\$515,000** Sold Date **11-Dec-20**

1 1 1

Distance **0.52km**

Notes from your agent

\$515,000



97/145 Canterbury Road Toorak VIC 3142 Sold Price ^{RS} **\$491,500** Sold Date **25-Mar-21**

1 1 1

Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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