

# 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

401/617 Malvern Road, Toorak Vic 3142

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$5,995,000

### 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	5/103 Mathoura Rd TOORAK 3142	\$6,100,000	30/06/2021
2			
3			

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:

26/11/2021 09:52



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$5,995,000

Median Unit Price

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

## Comparable Properties



Penthouse/103 Mathoura Rd TOORAK 3142 (REI)

Agent Comments

3 3 3

Price: \$6,100,000

Method: Private Sale

Date: 29/06/2021

Property Type: Apartment

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.

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