

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

7/676 Toorak Road, Malvern Vic 3144

Indicative selling price

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

Range between \$2,100,000 & \$2,300,000

Median sale price

Median price \$540,000 Property Type Unit Suburb Malvern

Period - From 01/04/2024 to 30/06/2024 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	15/48 Lansell Rd TOORAK 3142	\$2,225,000	26/06/2024
2	74/546 Toorak Rd TOORAK 3142	\$2,140,000	23/02/2024
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: 16/07/2024 14:13



 3  2  2

Rooms: 7

Property Type: Flat

Land Size: 852.441 sqm approx

Agent Comments

Indicative Selling Price

\$2,100,000 - \$2,300,000

Median Unit Price

June quarter 2024: \$540,000

Comparable Properties



15/48 Lansell Rd TOORAK 3142 (REI)

Agent Comments

 3  2  2

Price: \$2,225,000

Method: Sold Before Auction

Date: 26/06/2024

Property Type: Apartment



74/546 Toorak Rd TOORAK 3142 (REI/VG)

Agent Comments

 3  2  2

Price: \$2,140,000

Method: Private Sale

Date: 23/02/2024

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.

Account - Marshall White | P: 03 9822 9999