

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 30/145 Canterbury Road, Toorak Vic 3142

Indicative selling price

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

Single price \$330,000

Median sale price

Median price \$1,600,000

Property Type Unit

Suburb Toorak

Period - From 01/04/2019

to 30/06/2019

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.

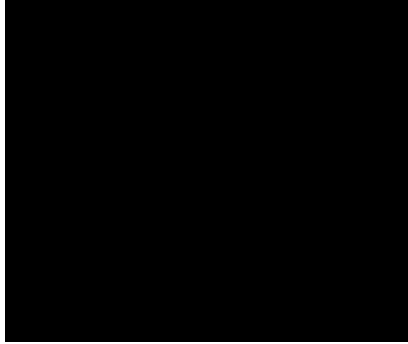
	Address of comparable property	Price	Date of sale
1	207/227 Toorak Rd SOUTH YARRA 3141	\$340,000	31/07/2019
2	1508/12-14 Claremont St SOUTH YARRA 3141	\$340,000	13/08/2019
3	15/298 Williams Rd TOORAK 3142	\$302,000	04/09/2019

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:

16/09/2019



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Property Type: Bed-Sitter (Res)
Land Size: 1293.315 sqm approx
Agent Comments

Indicative Selling Price
\$330,000
Median Unit Price
June quarter 2019: \$1,600,000

Comparable Properties

207/227 Toorak Rd SOUTH YARRA 3141 (VG) Agent Comments

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Price: \$340,000
Method: Sale
Date: 31/07/2019
Property Type: Strata Unit/Flat



1508/12-14 Claremont St SOUTH YARRA 3141 (REI) Agent Comments

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Price: \$340,000
Method: Private Sale
Date: 13/08/2019
Rooms: 3
Property Type: Apartment



15/298 Williams Rd TOORAK 3142 (REI) Agent Comments

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Price: \$302,000
Method: Private Sale
Date: 04/09/2019
Property Type: Apartment