

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/740 Orrong Road, Toorak Vic 3142 burb and

Indicative selling price

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

Range betweer	n \$740,000		&	\$780	0,000						
Median sale price											
Median price	\$1,253,000	House		Unit	х		Suburb	Toorak			
Period - From	01/07/2016	to 30/0	06/2017]	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.

Ad	dress of comparable property	Price	Date of sale
1	17/740 Orrong Rd TOORAK 3142	\$810,000	24/06/2017
2	19/740 Orrong Rd TOORAK 3142	\$751,000	27/05/2017
3	13/93 Mathoura Rd TOORAK 3142	\$731,000	05/08/2017

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.

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.