

Statement of Information
**Multiple residential properties located in the
 Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
 Including suburb and
 postcode 14 Lascelles Avenue, 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)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Group A1: 2 Bed/ 2 Bath/ 2 Car	\$*	Or range between	\$*1,250,000	&	\$1,375,000
Group A2: 2 Bed/ 2 Bath/ 2 Car	\$*	Or range between	\$*1,400,000	&	\$1,540,000
Group A3: 2 Bed/ 2 Bath/ 2 Car	\$*	Or range between	\$*1,500,000	&	\$1,650,000
Group B1: 2 Bed+S/ 2 Bath/ 2 Car	\$*	Or range between	\$*1,000,000	&	\$1,100,000
Group B2: 2 Bed+S/ 2 Bath/ 2 Car	\$*	Or range between	\$*1,500,000	&	\$1,650,000
Group B3: 2 Bed+S/ 2 Bath/ 2 Car	\$*	Or range between	\$*1,700,000		\$1,870,000
Group B4: 2 Bed+S/ 2 Bath/ 2 Car	\$*	Or range between	\$*1,800,000		\$1,980,000
Group B5: 2 Bed+S/ 2 Bath/ 2 Car	\$*	Or range between	\$*2,000,000		\$2,200,000
Group C1: 3 Bed+S/ 2 Bath/ 2 Car	\$*	Or range between	\$*2,300,000		\$2,530,000
Group C2: 3 Bed+S/ 2 Bath/ 2 Car	\$*	Or range between	\$*2,700,000		\$2,970,000
Group D1: 3 Bed+S/ 3 Bath/ 2 Car	\$*	Or range between	\$*2,000,000	&	\$2,200,000
Group D2: 3 Bed+S/ 3 Bath/ 2 Car	\$*	Or range between	\$*2,300,000	&	\$2,530,000
Group D3: 3 Bed+S/ 3 Bath/ 2 Car	\$*	Or range between	\$*2,900,000		\$3,190,000
Group D4: 3 Bed+S/ 3 Bath/ 2 Car	\$*	Or range between	\$*3,900,000		\$4,290,000
Group D5: 3 Bed+S/ 3 Bath/ 2 Car	\$*	Or range between	\$*4,700,000		\$5,170,000

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price Suburb

Period - From To Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Group A1: 2 Bed/ 2 Bath/ 2 Car	1 5/29 Mercer Rd ARMADALE VIC 3143	\$1,200,000	06/05/2017
	2 1203/14 Lascelles Av TOORAK VIC 3142	\$1,256,000	23/06/2017
	3 102/11 Somers Av MALVERN VIC 3144	\$1,241,636	30/06/2017

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Group A2: 2 Bed/ 2 Bath/ 2 Car	1 217/14 Lascelles Av TOORAK VIC 3142	\$1,460,000	25/05/2017
	2 214/14 Lascelles Av TOORAK VIC 3142	\$1,550,000	29/05/2017
	3 3/382 Glenferrie Rd MALVERN VIC 3144	\$1,500,000	08/09/2017

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Group A3: 2 Bed/ 2 Bath/ 2 Car	1 214/14 Lascelles Av TOORAK VIC 3142	\$1,500,000	29/05/2017
	2 222/14 Lascelles Av TOORAK VIC 3142	\$1,665,000	31/05/2017
	3 3/382 Glenferrie Rd MALVERN VIC 3144	\$1,550,000	08/09/2017

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Group B1: 2 Bed+S/ 2 Bath/ 2 Car	1 2/619 Toorak Rd TOORAK VIC 3142	\$1,140,000	02/07/2017
	2 11/380 Toorak Rd SOUTH YARRA VIC 3141	\$1,122,000	22/07/2017
	3 1001/800 Chapel st SOUTH YARRA VIC 3141	\$1,090,000	29/07/2017

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Group B2: 2 Bed+S/ 2 Bath/ 2 Car	1 214/14 Lascelles Av TOORAK VIC 3142	\$1,550,000	29/05/2017
	2 222/14 Lascelles Av TOORAK VIC 3142	\$1,665,000	31/05/2017
	3 2/58a Heyington PI TOORAK VIC 3142	\$1,610,000	10/06/2017

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Group B3: 2 Bed+S/ 2 Bath/ 2 Car	1 1/62 Mathoura Rd TOORAK VIC 3142	\$1,850,000	01/04/2017
	2 10/1 Irving Rd TOORAK VIC 3142	\$1,708,658	04/06/2017
	3 3/716 Orrong Rd TOORAK VIC 3142	\$1,860,000	12/08/2017

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Group B4: 2 Bed+S/ 2 Bath/ 2 Car	1 4/1 Irving Td TOORAK VIC 3142	\$1,939,799	06/06/2017
	2 1/717 Toorak Rd KOOYONG VIC 3144	\$1,950,000	22/06/2017
	3 3/716 Orrong Rd TOORAK VIC 3142	\$1,860,000	12/08/2017

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Group B5: 2 Bed+S/ 2 Bath/ 2 Car	1 1/60a Heyington PI TOORAK 3142	\$1,950,000	19/04/2017
	2 304/1 Wallace Av TOORAK VIC 3142	\$2,720,000	26/05/2017
	3 2/3 Washington St TOORAK VIC 3142	\$2,650,000	17/06/2017

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Group C1: 3 Bed+S/ 2 Bath/ 2 Car	1 5/755 Malvern Rd TOORAK VIC 3142	\$2,400,000	22/04/2017
	2 3/1 Irving Rd TOORAK VIC 3142	\$2,360,397	12/06/2017
	3 3/347 Glenferrie Rd MALVERN VIC 3144	\$2,400,000	23/06/2017

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Group C2: 3 Bed+S/ 2 Bath/ 2 Car	1 304/1 Wallace Av TOORAK 3142 VIC	\$2,720,000	26/05/2017
	2 14/1 Irving Rd TOORAK 3142 VIC	\$2,662,942	27/06/2017
	3 101/715-719 Orrong Rd TOORAK 3142	\$2,700,000	13/07/2017

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Group D1: 3 Bed+S/ 3 Bath/ 2 Car	1 3/1 Irving Rd TOORAK VIC 3142	\$2,360,397	12/06/2017
	2 3/347 Glenferrie Rd MALVERN VIC 3144	\$2,400,000	23/06/2017
	3 101/9 Somers Av MALVERN VIC 3144	\$2,210,000	02/09/2017

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Group D2: 3 Bed+S/ 3 Bath/ 2 Car	1 5/755 Malvern Rd TOORAK VIC 3142	\$2,400,000	22/04/2017
	2 3/1 Irving Rd TOORAK VIC 3142	\$2,360,397	12/06/2017
	3 3/347 Glenferrie Rd MALVERN VIC 3144	\$2,400,000	23/06/2017

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Group D3: 3 Bed+S/ 3 Bath/ 2 Car	1 16/343-345 Glenferrie Rd MALVERN VIC 3144	\$3,250,000	04/04/2017
	2 13/209a Kooyong Rd TOORAK VIC 3142	\$3,485,000	03/05/2017
	3 202/715-719 Orrong Rd TOORAK VIC 3142	\$3,500,000	18/05/2017

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Group D4: 3 Bed+S/ 3 Bath/ 2 Car	1 4/25 Wallace Av TOORAK VIC 3142	\$4,130,000	06/04/2017
	2 G01 Mathoura Rd TOORAK VIC 3142	\$3,900,000	09/05/2017
	3 206/14 Lascelles Av TOORAK VIC 3142	\$3,800,000	30/06/2017

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Group D5: 3 Bed/ 3 Bath/ 2 Car	1 7/97 Mathoura Rd TOORAK VIC 3142	\$6,750,000	28/06/2017
	2 5/4-6 Mathoura Rd TOORAK VIC 3142	\$6,006,500	30/06/2017
	3 9/3 Washington St, SOUTH YARRA, 3141	\$4,900,000	15/09/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.