

SHAPE.



STATEMENT OF INFORMATION

3/708 ORRONG ROAD, TOORAK, VIC 3142

PREPARED BY SHAPE PROPERTY, 19A BEATTY AVENUE ARMADALE

SHAPE.

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



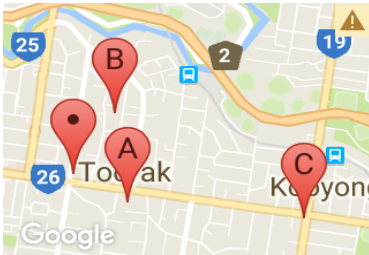
3/708 ORRONG ROAD, TOORAK, VIC 3142  2  2  1

Indicative Selling Price

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

Price Range: **\$1,300,000 to \$1,430,000**

MEDIAN SALE PRICE



TOORAK, VIC, 3142

Suburb Median Sale Price (Unit)

\$816,000

01 October 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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.



6/14 WOORIGOLEEN RD, TOORAK, VIC 3142  2  2  1

Sale Price

\$1,475,000

Sale Date: 28/08/2017

Distance from Property: 408m



5/30 LANSELL RD, TOORAK, VIC 3142  2  2  2

Sale Price

\$1,500,000

Sale Date: 17/07/2017

Distance from Property: 515m



1/674 TOORAK RD, TOORAK, VIC 3142  2  2  1

Sale Price

\$1,216,000

Sale Date: 05/08/2017

Distance from Property: 1.5km



This report has been compiled on 09/02/2018 by Shape Property. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/708 ORRONG ROAD, TOORAK, VIC 3142

Indicative selling price

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

Price Range: \$1,300,000 to \$1,430,000

Median sale price

Median price

\$816,000

House

Unit

X

Suburb

TOORAK

Period

01 October 2017 to 31 December 2017

Source

pricfinder

Comparable property sales

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
6/14 WOORIGOLEEN RD, TOORAK, VIC 3142	\$1,475,000	28/08/2017
5/30 LANSELL RD, TOORAK, VIC 3142	\$1,500,000	17/07/2017
1/674 TOORAK RD, TOORAK, VIC 3142	\$1,216,000	05/08/2017