

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

12/4 Lambert Road,  
TOORAK 3142

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range from \$550,000 -  
\$605,000**

### Median sale price

Median **Unit** for **T O O R A K** for period **Apr 2017 - Jun 2017**  
Sourced from **REIV**.

**\$1,380,000**

### 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 the most comparable to the property for sale.

**11/4 Lambert Road,** Price **\$618,000** Sold 20 May 2017  
Toorak 3142

**4/50a Wattle tree Road,** Price **\$600,000** Sold 02 September 2017  
Armada le 3143

**18/6-8 Avondale Road,** Price **\$550,000** Sold 19 May 2017  
Armada le 3143

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

4 LAMBERT RD.

Unit



2 beds



1 baths



1 parking

### Contact agents

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THE AGENCY

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