

# 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

3/1 Balfour Street, Toorak Vic 3142

### Indicative selling price

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

Range between \$1,400,000 & \$1,540,000

### Median sale price

Median price \$1,190,000 Property Type Unit Suburb Toorak

Period - From 01/10/2020 to 30/09/2021 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	19/512 Toorak Rd TOORAK 3142	\$1,568,000	08/12/2021
2	6/187 Kooyong Rd TOORAK 3142	\$1,400,000	08/11/2021
3	5/48 Lansell Rd TOORAK 3142	\$1,350,000	25/06/2021

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:

20/12/2021 13:32

3/1 Balfour Street, Toorak Vic 3142

KAY & BURTON

Gary Ormrod

03 9820 1111

0419 588 331

gormrod@kayburton.com.au

**Indicative Selling Price**

\$1,400,000 - \$1,540,000

**Median Unit Price**

Year ending September 2021: \$1,190,000



**Rooms:** 6

**Property Type:** Flat

**Land Size:** 1349.983 sqm approx

Agent Comments

## Comparable Properties



**19/512 Toorak Rd TOORAK 3142 (REI)**

Agent Comments



**Price:** \$1,568,000

**Method:** Auction Sale

**Date:** 08/12/2021

**Property Type:** Unit



**6/187 Kooyong Rd TOORAK 3142 (REI)**

Agent Comments



**Price:** \$1,400,000

**Method:** Private Sale

**Date:** 08/11/2021

**Property Type:** Unit



**5/48 Lansell Rd TOORAK 3142 (VG)**

Agent Comments



**Price:** \$1,350,000

**Method:** Sale

**Date:** 25/06/2021

**Property Type:** Strata Unit/Flat

**Account** - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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.