Statement of Information

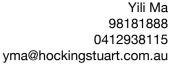
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale										
Address Including suburb and postcode 7 Toirram Road, Mount Waverley Vic 3149										
Indicative selling price										
For the meaning of this price see consumer.vic.gov.au/underquoting										
Range between		\$2,200,000		&		\$2,300,000				
Median sale price										
Median price \$1,365,000		\$1,365,000	Property Type Hou		Hous	e		Suburb	Mount Wave	erley
Period	d - From	01/04/2020	to	30/06/2020		Sc	urce	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								P	rice	Date of sale
1										
2										
3										
OR										
B*		te agent or age s were sold wit								
		Thic St	atam	ent of Informa	ation	was nran	ared	on:	00/07/00	200 16:00







\$2,200,000 - \$2,300,000 **Median House Price** June quarter 2020: \$1,365,000

Indicative Selling Price



Property Type: House (Res) Land Size: 670 sqm approx **Agent Comments**

Comparable Properties

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.

Account - Belle Property Glen Iris | P: 03 98181888



