

# 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

43 Power 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)

Single price

\$7,350,000

### Median sale price

Median price

\$5,250,000

Property Type

House

Suburb

Toorak

Period - From

27/10/2020

to

26/10/2021

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	5 Glyndebourne Av TOORAK 3142	\$7,500,000	22/05/2021
2	8 Merriwee Cr TOORAK 3142	\$7,300,000	11/08/2021
3	37 St Georges Rd TOORAK 3142	\$7,075,000	21/10/2021

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:

27/10/2021 14:33



5 3 3

**Property Type:** House  
**Land Size:** 804 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$7,350,000

**Median House Price**

27/10/2020 - 26/10/2021: \$5,250,000

## Comparable Properties



**5 Glyndebourne Av TOORAK 3142 (REI/VG)**

**Agent Comments**

4 5 4

**Price:** \$7,500,000  
**Method:** Auction Sale  
**Date:** 22/05/2021  
**Property Type:** House (Res)  
**Land Size:** 697 sqm approx



**8 Merriwee Cr TOORAK 3142 (REI)**

**Agent Comments**

5 3 3

**Price:** \$7,300,000  
**Method:** Private Sale  
**Date:** 11/08/2021  
**Property Type:** House (Res)  
**Land Size:** 1110 sqm approx



**37 St Georges Rd TOORAK 3142 (REI)**

**Agent Comments**

5 2 3

**Price:** \$7,075,000  
**Method:** Auction Sale  
**Date:** 21/10/2021  
**Property Type:** House (Res)