

# 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

23a Bruce 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 \$3,100,000 & \$3,400,000

### Median sale price

Median price \$3,400,000 Property Type House Suburb Toorak

Period - From 01/10/2018 to 30/09/2019 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	15 Mandeville Cr TOORAK 3142	\$3,005,000	11/09/2019
2	7 Motherwell St SOUTH YARRA 3141	\$2,850,000	02/08/2019
3			

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:

24/10/2019 09:32



 4    2    2

**Property Type:** House  
**Land Size:** 462 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$3,100,000 - \$3,400,000  
**Median House Price**  
Year ending September 2019: \$3,400,000

## Comparable Properties



15 Mandeville Cr TOORAK 3142 (REI)

**Agent Comments**

 3    2    2

**Price:** \$3,005,000  
**Method:** Sold Before Auction  
**Date:** 11/09/2019  
**Property Type:** House (Res)  
**Land Size:** 507 sqm approx



7 Motherwell St SOUTH YARRA 3141 (REI/VG)

**Agent Comments**

 4    3    2

**Price:** \$2,850,000  
**Method:** Private Sale  
**Date:** 02/08/2019  
**Property Type:** House (Res)  
**Land Size:** 462 sqm approx

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.