Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Including suburb and postcode	Including suburb and	
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$3,495,000

Median sale price

Median price \$4,	525,000 Pro	operty Type	House		Suburb	Toorak
Period - From 01/	/07/2019 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	7 Cloverdale Av TOORAK 3142	\$3,800,000	18/06/2019
2	50 Canterbury Rd TOORAK 3142	\$3,750,000	27/06/2019
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.

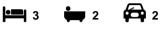
This Statement of Information was prepared on:	26/11/2019 11:39



Date of sale







Property Type: House (Res) **Agent Comments**

Indicative Selling Price \$3,495,000 **Median House Price** September quarter 2019: \$4,525,000

Comparable Properties

7 Cloverdale Av TOORAK 3142 (VG)

Price: \$3,800,000 Method: Sale Date: 18/06/2019

Property Type: House (Res) Land Size: 382 sqm approx

Agent Comments



50 Canterbury Rd TOORAK 3142 (REI/VG)

Price: \$3,750,000 Method: Private Sale Date: 27/06/2019 Rooms: 6

Property Type: House Land Size: 294 sqm approx Agent Comments

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.

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