

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

10 Sargood Street, Toorak Vic 3142

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

Property 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 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	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



3 2 2

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)

Agent Comments

3 - -

Price: \$3,800,000

Method: Sale

Date: 18/06/2019

Property Type: House (Res)

Land Size: 382 sqm approx



50 Canterbury Rd TOORAK 3142 (REI/VG)

Agent Comments

3 3 2

Price: \$3,750,000

Method: Private Sale

Date: 27/06/2019

Rooms: 6

Property Type: House

Land Size: 294 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.