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

303/28-30 Jackson Street, Toorak Vic 3142

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betweer	\$450,000		&		\$470,000			
Median sale p	rice							
Median price	\$1,110,000	Pro	operty Type	Unit			Suburb	Toorak
Period - From	01/01/2019	to	31/12/2019		So	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.

Ad	dress of comparable property	Price	Date of sale
1	7/29 May Rd TOORAK 3142	\$485,000	12/03/2020
2	17/14 Springfield Av TOORAK 3142	\$452,250	13/12/2019
3	9/403 Toorak Rd SOUTH YARRA 3141	\$435,000	13/01/2020

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:

17/03/2020 10:06



303/28-30 Jackson Street, Toorak Vic 3142





Property Type: Agent Comments Indicative Selling Price \$450,000 - \$470,000 Median Unit Price Year ending December 2019: \$1,110,000

Comparable Properties



7/29 May Rd TOORAK 3142 (REI)

Price: \$485,000 Method: Sold Before Auction Date: 12/03/2020 Property Type: Apartment Agent Comments



17/14 Springfield Av TOORAK 3142 (REI/VG) Agent Comments

|---| 1 **|---|** 1

Price: \$452,250 Method: Sold Before Auction Date: 13/12/2019 Property Type: Apartment



9/403 Toorak Rd SOUTH YARRA 3141 (REI/VG) Agent Comments



Price: \$435,000 Method: Private Sale Date: 13/01/2020 Property Type: Apartment

Account - RT Edgar | P: 03 9826 1000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.