

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 consumer.vic.gov.au/underquoting

Range between \$450,000 & \$470,000

Median sale price

Median price \$1,110,000 Property Type Unit Suburb Toorak

Period - From 01/01/2019 to 31/12/2019 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	7/29 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



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)

Agent Comments



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



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

Agent Comments



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