#### 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	2/14 Lascelles Avenue, Toorak Vic 3142
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$3,800,000

#### Median sale price

Median price	\$1,150,000	Pro	perty Type Ur	nit		Suburb	Toorak
Period - From	01/04/2019	to	31/03/2020	s	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	2/2 Nola Ct TOORAK 3142	\$3,800,000	29/02/2020
2	102/42 Washington St TOORAK 3142	\$3,700,000	14/02/2020
3	15d Evans Ct TOORAK 3142	\$3,500,000	05/04/2020

#### 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:	30/06/2020 11:36











**Property Type: Agent Comments** 

**Indicative Selling Price** \$3,800,000 **Median Unit Price** Year ending March 2020: \$1,150,000

## Comparable Properties

2/2 Nola Ct TOORAK 3142 (VG)





Price: \$3,800,000 Method: Sale Date: 29/02/2020

Property Type: Strata Unit/Flat

**Agent Comments** 



102/42 Washington St TOORAK 3142 (REI/VG) Agent Comments

**1** 3







Price: \$3,700,000 Method: Private Sale Date: 14/02/2020

Rooms: 6

Property Type: Apartment

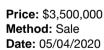








**Agent Comments** 



Property Type: Flat/Unit/Apartment (Res)

Account - RT Edgar | P: 03 9826 1000



