

# 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

7/72-74 Canterbury Road, Toorak Vic 3142

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$460,000 & \$506,000

### Median sale price

Median price \$698,750 Property Type Unit 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	7/2 May Gr SOUTH YARRA 3141	\$489,000	19/10/2019
2	20/274 Domain Rd SOUTH YARRA 3141	\$481,000	14/11/2019
3	409/1 Clara St SOUTH YARRA 3141	\$465,000	30/11/2019

**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: 02/12/2019 16:48



**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$460,000 - \$506,000

**Median Unit Price**

September quarter 2019: \$698,750

## Comparable Properties



7/2 May Gr SOUTH YARRA 3141 (REI)

Agent Comments



**Price:** \$489,000

**Method:** Auction Sale

**Date:** 19/10/2019

**Property Type:** Apartment



20/274 Domain Rd SOUTH YARRA 3141 (REI)

Agent Comments



**Price:** \$481,000

**Method:** Sold Before Auction

**Date:** 14/11/2019

**Property Type:** Apartment



409/1 Clara St SOUTH YARRA 3141 (REI)

Agent Comments



**Price:** \$465,000

**Method:** Auction Sale

**Date:** 30/11/2019

**Property Type:** Apartment