

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

8/34 MATHOURA ROAD TOORAK VIC 3142

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$290,000

&

\$315,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,164,500

Property type

Unit

Suburb

Toorak

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

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 6 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

| | | |
|--|-----------|-----------|
| 11/5 GORDON STREET TOORAK VIC 3142 | \$300,000 | 17-Oct-24 |
| 3/352 TOORAK ROAD SOUTH YARRA VIC 3141 | \$312,000 | 10-Aug-24 |
| 6/3 CELESTE COURT ST KILDA EAST VIC 3183 | \$315,000 | 16-Jun-24 |

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 6 months.~~

This Statement of Information was prepared on: 22 October 2024

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**11/5 GORDON STREET TOORAK
VIC 3142**

 1  1  -

Sold Price

^{RS} **\$300,000**

Sold Date

17-Oct-24

Distance

0.37km



**3/352 TOORAK ROAD SOUTH
YARRA VIC 3141**

 1  1  -

Sold Price

\$312,000

Sold Date

10-Aug-24

Distance

0.91km



**6/3 CELESTE COURT ST KILDA
EAST VIC 3183**

 1  1  -

Sold Price

\$315,000

Sold Date

16-Jun-24

Distance

1.79km

RS = Recent sale

UN = Undisclosed Sale

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