

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

745 Malvern Road, Toorak Vic 3142

Indicative selling price

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

Range between \$4,250,000 & \$4,675,000

Median sale price

Median price \$5,175,000 Property Type House Suburb Toorak

Period - From 01/01/2021 to 31/12/2021 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	874 High St ARMADALE 3143	\$4,670,000	14/09/2021
2	12 Canberra Rd TOORAK 3142	\$4,585,000	15/12/2021
3	48 Bruce St TOORAK 3142	\$4,500,000	12/09/2021

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:

24/02/2022 10:20

Mark Williams
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Indicative Selling Price

\$4,250,000 - \$4,675,000

Median House Price

Year ending December 2021: \$5,175,000



3 1 1

Rooms: 6

Property Type: House (Res)

Land Size: 695 sqm approx

Agent Comments

Comparable Properties



874 High St ARMADALE 3143 (VG)

Agent Comments

- - -

Price: \$4,670,000

Method: Sale

Date: 14/09/2021

Property Type: Clinic - Health Clinic

Land Size: 743 sqm approx



12 Canberra Rd TOORAK 3142 (REI)

Agent Comments

6 3 5

Price: \$4,585,000

Method: Private Sale

Date: 15/12/2021

Property Type: House

Land Size: 695 sqm approx



48 Bruce St TOORAK 3142 (REI/VG)

Agent Comments

3 3 2

Price: \$4,500,000

Method: Auction Sale

Date: 12/09/2021

Property Type: House (Res)

Land Size: 478 sqm approx

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525