

# 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](http://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