

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 1 Ormsby Grove, Toorak, VIC 3142

Indicative selling price

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

Price Range \$2,000,000 & \$2,200,000

Median sale price

Median price \$4,580,000 Property Type House Suburb Toorak (3142)

Period - From 12/11/2022 to 10/02/2022 Source REIV

Comparable property sales

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
55 WASHINGTON STREET, TOORAK VIC 3142	\$2,350,000	29/10/2021
2/14 DEVORGILLA AVENUE, TOORAK VIC 3142	\$2,200,000	13/11/2021
3/9 HOPETOUN ROAD, TOORAK VIC 3142	\$2,261,000	14/08/2021

This Statement of Information was prepared on: 10/02/2022