

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

3/25 Tintern Avenue, Toorak Vic 3142

Indicative selling price

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

Range between \$3,850,000

&

\$4,200,000

Median sale price

Median price \$5,165,000

Property Type House

Suburb Toorak

Period - From 01/07/2022

to

30/06/2023

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	2/3 Martin Ct TOORAK 3142	\$4,100,000	21/02/2023
2	5/11 Trawalla Av TOORAK 3142	\$3,800,000	29/03/2023
3			

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:

16/08/2023 13:17



3 3 3

Rooms: 6
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$3,850,000 - \$4,200,000
Median House Price
Year ending June 2023: \$5,165,000

Comparable Properties



2/3 Martin Ct TOORAK 3142 (REI/VG)

Agent Comments

3 4 4

Price: \$4,100,000
Method: Private Sale
Date: 21/02/2023
Property Type: Apartment



5/11 Trawalla Av TOORAK 3142 (REI)

Agent Comments

3 3 2

Price: \$3,800,000
Method: Private Sale
Date: 29/03/2023
Property Type: Apartment

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.

Account - RT Edgar | P: 03 9826 1000