

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

19 Brookville Road, Toorak Vic 3142

Indicative selling price

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

Range between \$5,000,000 & \$5,500,000

Median sale price

Median price \$5,200,000 Property Type House Suburb Toorak

Period - From 15/10/2020 to 14/10/2021 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	8a Monomeath Av TOORAK 3142	\$6,000,000	19/06/2021
2	1 Huntingtower Rd ARMADALE 3143	\$5,650,000	06/06/2021
3	19A Moorhouse St ARMADALE 3143	\$5,625,000	17/06/2021

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: 15/10/2021 13:07



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Property Type: House
Land Size: 272 sqm approx
Agent Comments

Indicative Selling Price
 \$5,000,000 - \$5,500,000
Median House Price
 15/10/2020 - 14/10/2021: \$5,200,000

Comparable Properties



8a Monomeath Av TOORAK 3142 (REI)

Agent Comments

4 3 3

Price: \$6,000,000
Method: Private Sale
Date: 19/06/2021
Property Type: House (Res)
Land Size: 355 sqm approx



1 Huntingtower Rd ARMADALE 3143 (REI)

Agent Comments

3 3 3

Price: \$5,650,000
Method: Private Sale
Date: 06/06/2021
Property Type: Apartment



19A Moorhouse St ARMADALE 3143 (REI/VG)

Agent Comments

3 3 2

Price: \$5,625,000
Method: Sold Before Auction
Date: 17/06/2021
Property Type: House (Res)
Land Size: 440 sqm approx

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