



Real Estate

STATEMENT OF INFORMATION

10/5 GORDON STREET TOORAK, VIC 3142

PREPARED BY NIKKI WESTON / ZPT REAL ESTATE PHONE: 0813546527



Real Estate

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



16/5 GORDON STREET, TOORAK, VIC 3142 1 1 1

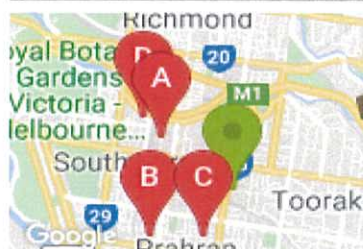
Indicative Selling Price

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

Price Range: \$380,000 to \$418,000

Provided by: Nikki Weston, Zed Real Estate

MEDIAN SALE PRICE



TOORAK, VIC, 3142

Suburb Median Sale Price (Unit)

\$980,000

01 October 2018 to 31 March 2019

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



505/33 CLAREMONT ST, SOUTH YARRA, VIC 1 1 1

Sale Price

***\$352,000**

Sale Date: 11/06/2019

Distance from Property: 1.3km



304/27 MACQUARIE ST, PRAHRAN, VIC 3181 1 1 -

Sale Price

***\$355,000**

Sale Date: 06/06/2019

Distance from Property: 1.3km



5/43 MURRAY ST, PRAHRAN, VIC 3181 1 1 1

Sale Price

***\$526,000**

Sale Date: 01/06/2019

Distance from Property: 799m

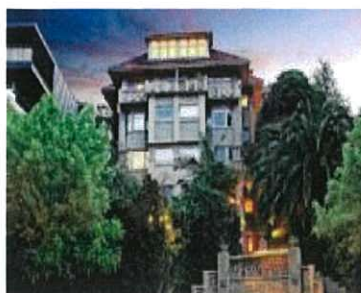


This report has been compiled on 17/06/2019 by Zed Real Estate. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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Real Estate



5/61 DARLING ST, SOUTH YARRA, VIC 3141

 1  1  1

Sale Price

***\$380,000**

Sale Date: 29/05/2019

Distance from Property: 1.6km



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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

16/5 GORDON STREET, TOORAK, VIC 3142

Indicative selling price

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

Price Range: \$380,000 to \$418,000

Median sale price

Median price \$980,000 House Unit ☒ Suburb TOORAK

Period 01 October 2018 to 31 March 2019 Source 

Comparable property sales

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
505/33 CLAREMONT ST, SOUTH YARRA, VIC 3141	*\$352,000	11/06/2019
304/27 MACQUARIE ST, PRAHRAN, VIC 3181	*\$355,000	06/06/2019
5/43 MURRAY ST, PRAHRAN, VIC 3181	*\$526,000	01/06/2019

5/61 DARLING ST, SOUTH YARRA, VIC 3141	*\$380,000	29/05/2019
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