

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

5/21 Tintern Avenue, Toorak Vic 3142

Indicative selling price

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

Single price

\$499,000

Median sale price

Median price

\$1,050,000

Property Type

Unit

Suburb

Toorak

Period - From

08/12/2021

to

07/12/2022

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	6/36 Grange Rd TOORAK 3142	\$531,000	18/06/2022
2	11/9 Cromwell Rd SOUTH YARRA 3141	\$495,000	24/09/2022
3	1/13 Motherwell St SOUTH YARRA 3141	\$455,000	24/10/2022

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:

08/12/2022 15:58



 1  1  1

Rooms: 1
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$499,000

Median Unit Price
08/12/2021 - 07/12/2022: \$1,050,000

Comparable Properties



6/36 Grange Rd TOORAK 3142 (REI/VG)

Agent Comments

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Price: \$531,000
Method: Auction Sale
Date: 18/06/2022
Property Type: Unit



11/9 Cromwell Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

 1  1  -

Price: \$495,000
Method: Private Sale
Date: 24/09/2022
Property Type: Apartment



1/13 Motherwell St SOUTH YARRA 3141 (REI/VG)

Agent Comments

 1  1  1

Price: \$455,000
Method: Private Sale
Date: 24/10/2022
Property Type: Apartment

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