Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5/21 Tintern Avenue, Toorak Vic 3142

Indicative selling price

For the meaning o	f this price see co	nsumer.vic.gov.au/underquoting
1		

Single price \$499,000

Median sale price

Median price	\$1,050,000	Pro	operty Type Unit	:	S	Suburb	Toorak
Period - From	08/12/2021	to	07/12/2022	Sou	urce	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.

Add	dress 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









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) **1 •** 1



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

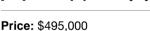
Agent Comments



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

Agent Comments

Agent Comments



Method: Private Sale Date: 24/09/2022 Property Type: Apartment



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



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

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504



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