

# 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 8 Culshaw Street, Toorak Vic 3142

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,400,000 & \$1,540,000

### Median sale price

Median price \$5,000,000 Property type House Suburb Toorak

Period - From 01/04/2021 to 30/06/2021 Source REIV

### 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
10 Primrose Street, Windsor	\$1,410,000	18/08/2021
11 Rose Street, Armadale	\$1,560,000	07/08/2021
30 Carters Avenue, Toorak	\$1,560,000	01/05/2021

This Statement of Information was prepared on: 17 September 2021