

Rodney Morley 9826 0000 0418 321 222 rodney@rodneymorley.com.au

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

							<b>5</b> e	ction 47	ΑГ	. OI t	ne Estate	Ag	ents Act 1960	
Property offer	ed for s	sale												
Address Including suburb and postcode		2/669 Toorak Road, Toorak Vic 3142												
Indicative sell	ing pri	ce												
For the meaning	of this p	orice see	cons	sum	er.vic.gov.	au/ur	nde	rquoting						
Range betwee	0,000	000 &			(	\$2,500,000								
Median sale p	rice													
Median price	e \$884,000 H			ouse			Jnit X		Suburb		То	Toorak		
Period - From	2018	3 to 31/03/2019				Source			REIV	J				
Comparable p	roperty	, sales	(*De	lete	A or B b	elow	ı a	s applica	abl	e)				
months	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														
2														
3														
OR														
B* The est	ate ager	nt or age	nt's r	epre	esentative	reaso	na	bly believe	es	that f	ewer than t	hree	e comparable	

properties were sold within two kilometres of the property for sale in the last six months.

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> **Indicative Selling Price** \$2,400,000 - \$2,500,000 **Median Unit Price**

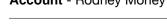
Year ending March 2019: \$884,000

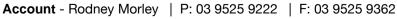




## Comparable Properties

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.









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