## 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 1/7 Wallace Avenue, Toorak Vic 3142

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$649,000									
Median sale price										
Median price	\$1,292,500	Pro	operty Type Un	it		Suburb	Toorak			
Period - From	01/07/2023	to	30/09/2023	] So	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	22/8 Lamin La TOORAK 3142	\$642,500	28/10/2023
2			
3			

#### OR

**B**<sup>\*</sup> 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:

14/11/2023 15:42









**Property Type:** Divorce/Estate/Family Transfers Agent Comments Indicative Selling Price \$649,000 Median Unit Price September quarter 2023: \$1,292,500

# **Comparable Properties**



22/8 Lamin La TOORAK 3142 (REI)



Price: \$642,500 Method: Auction Sale Date: 28/10/2023 Property Type: Unit Agent Comments

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.

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





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