

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

1/7 Wallace Avenue, Toorak Vic 3142

Indicative selling price

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

Single price

\$649,000

Median sale price

Median price

\$1,292,500

Property Type

Unit

Suburb

Toorak

Period - From

01/07/2023

to

30/09/2023

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.

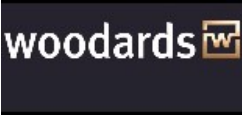
Address of comparable property		Price	Date of sale
1	22/8 Lamin La TOORAK 3142	\$642,500	28/10/2023
2			
3			

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:

14/11/2023 15:42



1 -

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)

Agent Comments

1 1 1

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

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.