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

16/14 Springfield Avenue, Toorak Vic 3142

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au | /underquot | ting | | | |
|-----------------|-------------------|------|--------------|------|------------|------|--------|--------|--|
| Range betweer | \$400,000 | | & | | \$440,000 | | | | |
| Median sale pr | rice | | | | | | | | |
| Median price | \$1,000,000 | Pro | operty Type | Unit | | | Suburb | Toorak | |
| Period - From | 01/04/2023 | to | 31/03/2024 | | 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ado | dress of comparable property | Price | Date of sale |
|-----|-------------------------------------|-----------|--------------|
| 1 | 9/7a Motherwell St SOUTH YARRA 3141 | \$436,000 | 03/06/2024 |
| 2 | 2/58 The Avenue WINDSOR 3181 | \$435,000 | 29/05/2024 |
| 3 | 2/7 Elgin Av ARMADALE 3143 | \$420,000 | 22/06/2024 |

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:

26/06/2024 08:49



16/14 Springfield Avenue, Toorak Vic 3142







Property Type: Strata Unit/Flat Agent Comments

Lauchlan Waterfield 03 9509 0411 0422 290 489 lauchlan.waterfield@belleproperty.com

> **Indicative Selling Price** \$400,000 - \$440,000 **Median Unit Price** Year ending March 2024: \$1,000,000

Comparable Properties



9/7a Motherwell St SOUTH YARRA 3141 (REI) Agent Comments



Price: \$436,000 Method: Sold Before Auction Date: 03/06/2024 Property Type: Apartment



2/58 The Avenue WINDSOR 3181 (REI)

Agent Comments



Price: \$435,000

Method: Private Sale Date: 29/05/2024 Property Type: Apartment

2/7 Elgin Av ARMADALE 3143 (REI)



Agent Comments



Price: \$420.000 Method: Auction Sale Date: 22/06/2024 Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



propertydata

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