

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

3.4/9 Struan Street, Toorak Vic 3142

Indicative selling price

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

Range between \$860,000

&

\$900,000

Median sale price

Median price \$940,000

House

Unit

X

Suburb Toorak

Period - From 01/10/2017

to

31/12/2017

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	20/723 Orrong Rd TOORAK 3142	\$940,000	14/10/2017
2	3/43 Grange Rd TOORAK 3142	\$910,000	17/03/2018
3	21/9 Struan St TOORAK 3142	\$902,000	14/10/2017

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.



3 2 1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



20/723 Orrong Rd TOORAK 3142 (REI)

Agent Comments

3 1 2

Price: \$940,000

Method: Auction Sale

Date: 14/10/2017

Rooms: -

Property Type: Apartment



3/43 Grange Rd TOORAK 3142 (REI)

Agent Comments

3 2 1

Price: \$910,000

Method: Auction Sale

Date: 17/03/2018

Rooms: 5

Property Type: Apartment



21/9 Struan St TOORAK 3142 (REI)

Agent Comments

3 2 1

Price: \$902,000

Method: Auction Sale

Date: 14/10/2017

Rooms: 4

Property Type: Apartment