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### Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for s	sale						
Address Including suburb and postcode	18/27 Wallace Av, Toorak Vic 3142						
Indicative selling price	се						
For the meaning of this p	orice see co	nsumer.vic.gov.	au/underd	quoting	,		
Range between \$570,000		<b>&amp;</b> \$610,000					
Median sale price							2
Median price \$940,00	00 H	ouse	Unit	Х		Suburb	Toorak:
Period - From 01/10/2	017 to	31/12/2017		Source	REIV		
Comparable property	sales (*D	elete A or B b	elow as	applica	ble)		
	estate age	ies sold within tw nt or agent's rep					

#### Address of comparable property

Ad	aress of comparable property	Price	Date of Sale
1	6/49 Motherwell St SOUTH YARRA 3141	\$608,000	18/11/2017
2	14/35 Walsh St SOUTH YARRA 3141	\$601,000	28/10/2017
3	20/30 Porter St PRAHRAN 3181	\$580,500	18/11/2017

#### 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.

Account - Hodges | P: 03 9529 1100 | F: 03 9529 1400





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Rooms:

**Property Type:** Apartment Agent Comments

Indicative Selling Price \$570,000 - \$610,000 Median Unit Price December quarter 2017: \$940,000

## Comparable Properties



6/49 Motherwell St SOUTH YARRA 3141 (REI)

1 - 1 - 1

Price: \$608,000 Method: Auction Sale Date: 18/11/2017

Rooms: 2

Property Type: Apartment



14/35 Walsh St SOUTH YARRA 3141 (REI)

**1** • 1 • 1

Price: \$601,000 Method: Auction Sale Date: 28/10/2017 Rooms: 3

Property Type: Apartment Land Size: 58.80 sqm approx

Agent Comments

**Agent Comments** 



20/30 Porter St PRAHRAN 3181 (REI)

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Price: \$580,500 Method: Auction Sale Date: 18/11/2017 Rooms: -

Property Type: Apartment

**Agent Comments** 

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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