

## 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

18/27 Wallace Av, Toorak Vic 3142

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$570,000

&

\$610,000

#### 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	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.



1 1 1

**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)** **Agent Comments**

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)** **Agent Comments**

1 1 1

**Price:** \$601,000  
**Method:** Auction Sale  
**Date:** 28/10/2017  
**Rooms:** 3  
**Property Type:** Apartment  
**Land Size:** 58.80 sqm approx



**20/30 Porter St PRAHRAN 3181 (REI)** **Agent Comments**

1 1 1

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