# Thomson:

#### 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

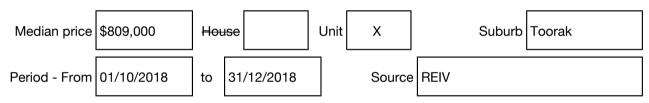
7/425 Toorak Road, Toorak Vic 3142

#### Indicative selling price

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

Range between	\$320,000	&	\$350,000

#### Median sale price



#### 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	14/393 Toorak Rd SOUTH YARRA 3141	\$395,000	19/10/2018
2	5/28 Wynnstay Rd PRAHRAN 3181	\$365,000	08/01/2019
3	18/393 Toorak Rd SOUTH YARRA 3141	\$340,000	27/02/2019

#### 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 - Thomson | P: 03 95098244 | F: 95009693

propertydata

#### Generated: 20/03/2019 14:01

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.

## Thomson:





Rooms: Property Type: Land Size: 45 sqm approx Agent Comments Indicative Selling Price \$320,000 - \$350,000 Median Unit Price December quarter 2018: \$809,000

### **Comparable Properties**



Price: \$395,000 Method: Private Sale Date: 19/10/2018 Rooms: 2 Property Type: Apartment

(REI/VG)

1

Agent Comments

Agent Comments



5/28 Wynnstay Rd PRAHRAN 3181 (REI)

14/393 Toorak Rd SOUTH YARRA 3141

**6** -



Price: \$365,000 Method: Private Sale Date: 08/01/2019 Rooms: -Property Type: Apartment



18/393 Toorak Rd SOUTH YARRA 3141 (REI) Agent Comments



Price: \$340,000 Method: Private Sale Date: 27/02/2019 Rooms: 2 Property Type: Apartment

Account - Thomson | P: 03 95098244 | F: 95009693

propertydata

#### Generated: 20/03/2019 14:01

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.

