

# 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

7/105 Mathoura Road, 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 \$700,000 & \$770,000

### Median sale price

Median price \$1,056,000 Property Type Unit Suburb Toorak

Period - From 01/01/2021 to 31/12/2021 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	403/9 Darling St SOUTH YARRA 3141	\$705,000	16/03/2022
2	5/2a Davidson St SOUTH YARRA 3141	\$710,000	06/10/2021
3	6/765 Malvern Rd TOORAK 3142	\$739,000	09/12/2021

**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:

28/03/2022 19:13

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**Indicative Selling Price**

\$700,000 - \$770,000

**Median Unit Price**

Year ending December 2021: \$1,056,000



2 1 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**403/9 Darling St SOUTH YARRA 3141 (REI)**

Agent Comments

2 2 1

**Price:** \$705,000

**Method:** Private Sale

**Date:** 16/03/2022

**Property Type:** Apartment



**5/2a Davidson St SOUTH YARRA 3141 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$710,000

**Method:** Auction Sale

**Date:** 06/10/2021

**Property Type:** Unit



**6/765 Malvern Rd TOORAK 3142 (REI)**

Agent Comments

2 1 1

**Price:** \$739,000

**Method:** Private Sale

**Date:** 09/12/2021

**Property Type:** Apartment

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