

# 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 2 Denham Place, 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 \$5,000,000 & \$5,500,000

### Median sale price

Median price \$5,550,000 Property type House Suburb Toorak

Period - From 01/04/2022 to 30/06/2022 Source REIV

### Comparable property sales

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
170 Kooyong Road, Toorak	\$5,200,000	26/08/2022
28 Clendon Road, Toorak	\$5,000,000	20/06/2022
10 Seymour Avenue, Armadale	\$5,770,000	06/04/2022

This Statement of Information was prepared on: 5 October 2022