

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 3 May Road, Toorak, VIC 3142

Indicative selling price

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

Single Price \$2,100,000

Median sale price

Median price \$4,575,000 Property Type House Suburb Toorak (3142)

Period - From 01/03/2020 to 28/02/2021 Source CoreLogic

Comparable property sales

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
2C DENHAM PLACE, TOORAK VIC 3142	\$2,350,000	12/12/2020
1A CANTERBURY ROAD, TOORAK VIC 3142	\$1,965,000	27/02/2021
20 ELLERSLIE PLACE, TOORAK VIC 3142	\$1,835,000	05/03/2021

This Statement of Information was prepared on: 12/03/2021