

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

6/27 Tintern Avenue, Toorak Vic 3142

Indicative selling price

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

Range between \$700,000 & \$740,000

Median sale price

Median price \$965,000 Property Type Unit Suburb Toorak

Period - From 12/05/2022 to 11/05/2023 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	1/7-9 Ormsby Gr TOORAK 3142	\$740,000	21/02/2023
2	3/38 Northcote Rd ARMADALE 3143	\$735,000	14/02/2023
3	3/241 Williams Rd SOUTH YARRA 3141	\$725,000	07/04/2023

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:

12/05/2023 17:55



 2  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



1/7-9 Ormsby Gr TOORAK 3142 (REI)

Agent Comments

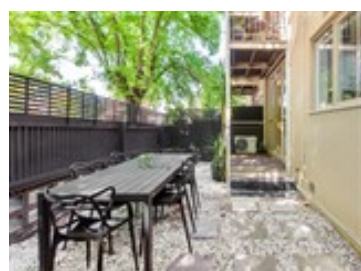
 2  1  1

Price: \$740,000

Method: Private Sale

Date: 21/02/2023

Property Type: Apartment



3/38 Northcote Rd ARMADALE 3143 (REI/VG)

Agent Comments

 2  1  1

Price: \$735,000

Method: Sold Before Auction

Date: 14/02/2023

Property Type: Apartment



3/241 Williams Rd SOUTH YARRA 3141 (REI)

Agent Comments

 3  1  1

Price: \$725,000

Method: Private Sale

Date: 07/04/2023

Property Type: Apartment