

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

6/18 Tintern Avenue, Toorak Vic 3142

Indicative selling price

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

Range between \$470,000

&

\$510,000

Median sale price

Median price \$955,000

House

Unit

X

Suburb

Toorak

Period - From 01/01/2017

to

31/12/2017

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	10/38 Kensington Rd SOUTH YARRA 3141	\$555,000	29/09/2017
2	4/4 Stonehaven Ct TOORAK 3142	\$490,000	09/09/2017
3	9/67 Murphy St SOUTH YARRA 3141	\$485,000	07/08/2017

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.



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



10/38 Kensington Rd SOUTH YARRA 3141 (VG)

Agent Comments



Price: \$555,000

Method: Sale

Date: 29/09/2017

Rooms: -

Property Type: Strata Unit/Flat



4/4 Stonehaven Ct TOORAK 3142 (VG)

Agent Comments



Price: \$490,000

Method: Sale

Date: 09/09/2017

Rooms: -

Property Type: Strata Unit/Flat



9/67 Murphy St SOUTH YARRA 3141 (VG)

Agent Comments



Price: \$485,000

Method: Sale

Date: 07/08/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)