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	

Indicative selling price

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

Range between \$380,000	&	\$415,000
-------------------------	---	-----------

Median sale price

Median price	\$1,600,000	Pro	perty Type Ur	iit		Suburb	Toorak
Period - From	01/04/2019	to	30/06/2019	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	12/5 Gordon St TOORAK 3142	\$420,000	14/09/2019
2	15/35 Kooyong Rd ARMADALE 3143	\$410,000	02/04/2019
3	3/7 Elgin Av ARMADALE 3143	\$380,000	13/04/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	02/10/2019 11:07



hockingstuart

Andrew James 03 9509 0411 0411 420 788 ajames@hockingstuart.com.au

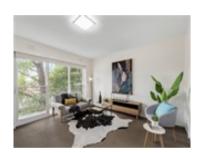
Indicative Selling Price \$380,000 - \$415,000 **Median Unit Price** June guarter 2019: \$1,600,000





Property Type: Apartment Agent Comments

Comparable Properties



12/5 Gordon St TOORAK 3142 (REI)

--

Price: \$420,000 Method: Auction Sale Date: 14/09/2019

Property Type: Apartment

Agent Comments



15/35 Kooyong Rd ARMADALE 3143 (REI/VG) Agent Comments



Price: \$410.000 Method: Private Sale Date: 02/04/2019

Rooms: 1

Property Type: Flat



3/7 Elgin Av ARMADALE 3143 (REI/VG)



Price: \$380,000 Method: Auction Sale Date: 13/04/2019

Rooms: 2

Property Type: Apartment

Agent Comments

