

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

5/24 Tintern Avenue, Toorak Vic 3142

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price \$1,250,000 Property Type Unit Suburb Toorak

Period - From 01/07/2022 to 30/06/2023 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	1/122 Williams Rd PRAHRAN 3181	\$785,000	08/06/2023
2	6/27 Tintern Av TOORAK 3142	\$776,000	16/05/2023
3	2/43 Grange Rd TOORAK 3142	\$750,000	26/05/2023

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:

14/07/2023 15:27

5/24 Tintern Avenue, Toorak Vic 3142



Lauchlan Waterfield
03 9509 0411
0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$750,000 - \$800,000

Median Unit Price

Year ending June 2023: \$1,250,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



1/122 Williams Rd PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$785,000

Method: Private Sale

Date: 08/06/2023

Property Type: Unit



6/27 Tintern Av TOORAK 3142 (REI)

Agent Comments

2 1 1

Price: \$776,000

Method: Expression of Interest

Date: 16/05/2023

Property Type: Apartment



2/43 Grange Rd TOORAK 3142 (VG)

Agent Comments

2 - -

Price: \$750,000

Method: Sale

Date: 26/05/2023

Property Type: Strata Unit/Flat

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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