

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

14/7 Gordon Street, Toorak Vic 3142

Indicative selling price

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

Range between \$1,600,000

&

\$1,760,000

Median sale price

Median price \$3,600,000

Property Type House

Suburb Toorak

Period - From 01/04/2020

to

30/06/2020

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	2a Cherrill St BURNLEY 3121	\$1,770,000	19/06/2020
2	3/83 Grange Rd TOORAK 3142	\$1,688,000	10/06/2020
3	791a High St ARMADALE 3143	\$1,650,000	08/07/2020

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:

09/10/2020 13:31

14/7 Gordon Street, Toorak Vic 3142

Walter Summons

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Indicative Selling Price

\$1,600,000 - \$1,760,000

Median House Price

June quarter 2020: \$3,600,000



3 2 2

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



2a Cherrill St BURNLEY 3121 (REI/VG)

Agent Comments

3 2 1

Price: \$1,770,000

Method: Private Sale

Date: 19/06/2020

Property Type: House

Land Size: 92 sqm approx



3/83 Grange Rd TOORAK 3142 (REI/VG)

Agent Comments

4 2 2

Price: \$1,688,000

Method: Private Sale

Date: 10/06/2020

Property Type: House



791a High St ARMADALE 3143 (REI/VG)

Agent Comments

3 2 2

Price: \$1,650,000

Method: Private Sale

Date: 08/07/2020

Rooms: 6

Property Type: Townhouse (Single)

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