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	3/83 Grange Road, Toorak Vic 3142

Indicative selling price

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

Range between $1,675,000 & $1,775,000

Median sale price

Median price	$833,000	Property type	Unit	Suburb	Toorak
Period - From	01/01/2020	to	31/03/2020	Source	REIV

Comparable property sales

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
3/17 Kensington Road, South Yarra	$1,600,000	21/03/2020
37 Tivoli Road, South Yarra	$1,950,000	19/03/2020
1/10 Canberra Road, Toorak	$1,880,630	06/03/2020

This Statement of Information was prepared on: 1 June 2020