

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 30 Carters Avenue, Toorak Vic 3142

Indicative selling price

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

Single price \$1,560,000

Median sale price

Median price \$4,455,000

Property type House

Suburb Toorak

Period - From 01/10/2020

to

31/12/2020

Source REIV

Comparable property sales

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 19 Mathoura Rd TOORAK 3142	\$1,810,000	27/03/2021
2 67 Wilson St SOUTH YARRA 3141	\$1,582,000	05/12/2020
3 90 Chatsworth Rd PRAHRAN 3181	\$1,570,000	24/11/2020

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: 01/05/2021 11:47