

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

9/24 Mathoura Road, Toorak Vic 3142

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$940,000

House

Unit

X

Suburb Toorak

Period - From 01/10/2017

to

31/12/2017

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	1/26 Grandview Gr PRAHRAN 3181	\$650,000	30/08/2017
2	25/637 Orrong Rd TOORAK 3142	\$631,000	16/08/2017
3	13/21 Tintern Av TOORAK 3142	\$630,000	21/11/2017

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.



2 1 1

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

December quarter 2017: \$940,000

Comparable Properties



1/26 Grandview Gr PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$650,000

Method: Sold Before Auction

Date: 30/08/2017

Rooms: 3

Property Type: Apartment



25/637 Orrong Rd TOORAK 3142 (REI/VG)

Agent Comments

2 1 1

Price: \$631,000

Method: Sold Before Auction

Date: 16/08/2017

Rooms: -

Property Type: Apartment



13/21 Tintern Av TOORAK 3142 (REI/VG)

Agent Comments

2 1 1

Price: \$630,000

Method: Private Sale

Date: 21/11/2017

Rooms: -

Property Type: Apartment