Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 105/1 Wallace Avenue, Toorak Vic 3142

Indicative selling price

For the meaning o	of this price see co	nsumer.vic.gov.au/u	Inderquoting	
Single price	\$2,350,000			
Median sale pri	ce			

Median price	\$1,152,500	Pro	perty Type	Unit			Suburb	Toorak
Period - From	01/10/2022	to	30/09/2023		Sc	ource	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 sixmonths 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		
2		
3		

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:

23/11/2023 10:43









Property Type: Apartment Agent Comments

Indicative Selling Price \$2,350,000 Median Unit Price Year ending September 2023: \$1,152,500

Comparable Properties

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.

Account - RT Edgar | P: 03 9826 1000



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