

# 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

2/32 Grange Road, Toorak Vic 3142

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$4,000,000

&

\$4,400,000

### Median sale price

Median price \$1,079,250

Property Type Unit

Suburb Toorak

Period - From 05/09/2021

to

04/09/2022

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	502/1 Wallace Av TOORAK 3142	\$4,300,000	15/08/2022
2	5/89 Mathoura Rd TOORAK 3142	\$4,005,000	16/05/2022
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:

05/09/2022 17:34



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$4,000,000 - \$4,400,000

**Median Unit Price**

05/09/2021 - 04/09/2022: \$1,079,250

## Comparable Properties



**502/1 Wallace Av TOORAK 3142 (REI)**

Agent Comments



**Price:** \$4,300,000

**Method:** Private Sale

**Date:** 15/08/2022

**Property Type:** Apartment

**5/89 Mathoura Rd TOORAK 3142 (REI/VG)**

Agent Comments



**Price:** \$4,005,000

**Method:** Private Sale

**Date:** 16/05/2022

**Property Type:** Apartment

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**