

# 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

3/11 Tintern Avenue, Toorak Vic 3142

### Indicative selling price

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

Single price

\$2,700,000

### Median sale price

Median price

\$1,262,500

Property Type

Unit

Suburb

Toorak

Period - From

01/01/2021

to

31/03/2021

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	10/404 Toorak Rd, Toorak, Vic 3142, Australia	\$2,575,000	08/05/2021
2	2/12 Trawalla Av TOORAK 3142	\$2,800,000	11/05/2021
3	502/392a Toorak Rd TOORAK 3142	\$2,720,000	15/04/2021

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:

17/05/2021 09:42



3 2 2

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**

\$2,700,000

**Median Unit Price**

March quarter 2021: \$1,262,500

## Comparable Properties

10/404 Toorak Rd, Toorak, Vic 3142, Australia  
(REI)

**Agent Comments**

3 2 2

**Price:** \$2,575,000

**Method:**

**Date:** 08/05/2021

**Property Type:** Apartment



2/12 Trawalla Av TOORAK 3142 (REI)

**Agent Comments**

3 2 2

**Price:** \$2,800,000

**Method:** Auction Sale

**Date:** 11/05/2021

**Property Type:** Apartment



502/392a Toorak Rd TOORAK 3142 (REI)

**Agent Comments**

3 2 2

**Price:** \$2,720,000

**Method:** Expression of Interest

**Date:** 15/04/2021

**Property Type:** Apartment