

# 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 2/18-20 Sargood Street, 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 \$2,200,000 & \$2,400,000

### Median sale price

Median price \$1,120,000 Property type Unit Suburb Toorak

Period - From 01/10/2019 to 31/12/2019 Source REIV

### Comparable property sales

Address of comparable property	Price	Date of sale
404/1 Wallace Avenue, Toorak	\$2,040,000	16/11/2019
201/636 Malvern Road, Prahran	\$2,275,000	17/10/2019

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: 18 February 2020