#### 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

ess 5 Baxter Street, Toorak Vic 3142 and ode

#### Indicative selling price

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

 Range between
 \$3,000,000
 &
 \$3,300,000

#### Median sale price

Median price	\$3,925,000	Hou	ise X	Unit		Suburb	Toorak
Period - From	01/04/2018	to	30/06/2018		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		
2		
3		

#### OR

**B**<sup>\*</sup> 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 - Rodney Morley | P: 03 9826 0000 | F: 03 9827 6956

#### Generated: 10/10/2018 16:00

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



## propertydata

5 Baxter Street, Toorak Vic 3142







Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 445 sqm approx Agent Comments Rodney Morley 9826 0000 0418 321 222 rodney@rodneymorley.com.au

Indicative Selling Price \$3,000,000 - \$3,300,000 Median House Price June quarter 2018: \$3,925,000

### **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.

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