

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 24 Glyndebourne Avenue, Toorak Vic 3142

Indicative selling price

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

Range between \$1,800,000 & \$1,980,000

Median sale price

Median price \$3,100,000 House X Unit Suburb Toorak

Period - From 01/07/2017 to 30/09/2017 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	13 Kyeamba Gr TOORAK 3142	\$2,076,000	16/09/2017
2	1 Lambert Rd TOORAK 3142	\$1,806,000	29/07/2017
3	1/93 Grange Rd TOORAK 3142	\$1,720,000	14/09/2017

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,980,000
Median House Price
September quarter 2017: \$3,100,000

Comparable Properties



13 Kyeamba Gr TOORAK 3142 (REI)

Agent Comments

3 1 2

Price: \$2,076,000
Method: Auction Sale
Date: 16/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 302 sqm approx



1 Lambert Rd TOORAK 3142 (REI)

Agent Comments

2 1 1

Price: \$1,806,000
Method: Auction Sale
Date: 29/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 225 sqm approx



1/93 Grange Rd TOORAK 3142 (REI)

Agent Comments

2 2 3

Price: \$1,720,000
Method: Private Sale
Date: 14/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 229 sqm approx