

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

7/12 Trawalla Avenue, Toorak Vic 3142

Indicative selling price

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

Single price

\$760,000

Median sale price

Median price

\$1,285,000

Property Type

Unit

Suburb

Toorak

Period - From

01/04/2020

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	3/7 Wallace Av TOORAK 3142	\$730,000	08/05/2021
2	3/12 Arthur St SOUTH YARRA 3141	\$800,000	08/12/2020
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:

29/05/2021 12:56



Property Type: Apartment
Agent Comments

Indicative Selling Price

\$760,000

Median Unit Price

Year ending March 2021: \$1,285,000

Comparable Properties

3/7 Wallace Av TOORAK 3142 (REI)

Agent Comments



Price: \$730,000

Method: Auction Sale

Date: 08/05/2021

Property Type: Apartment



3/12 Arthur St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$800,000

Method: Private Sale

Date: 08/12/2020

Property Type: Townhouse (Single)

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.