Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

| Property | offered | for sale |
|-----------------|---------|----------|
|-----------------|---------|----------|

| Address | 7/12 Trawalla Avenue, Toorak Vic 3142 |
|----------------------|---------------------------------------|
| Including suburb and | |
| postcode | |
| | |
| | |

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 Ur | it | 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

| 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 |
|--|------------------|



Date of sale







Property Type: Apartment **Agent Comments**

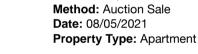
Indicative Selling Price \$760,000 **Median Unit Price** Year ending March 2021: \$1,285,000

Comparable Properties

3/7 Wallace Av TOORAK 3142 (REI)

Price: \$730,000 Method: Auction Sale Date: 08/05/2021

Agent Comments





3/12 Arthur St SOUTH YARRA 3141 (REI)

Price: \$800,000 Method: Private Sale Date: 08/12/2020

Property Type: Townhouse (Single)

Agent Comments

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 - Williams Batters RE | P: 03 9866 4411 | F: 03 9866 4504



