

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

6 Ellerslie Place, Toorak Vic 3142

Indicative selling price

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

Single price

\$2,300,000

Median sale price

Median price

\$5,650,000

Property Type

House

Suburb

Toorak

Period - From

01/01/2021

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	5/4 Maple Gr TOORAK 3142	\$2,450,000	27/03/2021
2	44 Bruce St TOORAK 3142	\$2,400,000	26/03/2021
3	25 Spring St PRAHRAN 3181	\$2,350,000	27/03/2021

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:

22/04/2021 12:27



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$2,300,000

Median House Price

March quarter 2021: \$5,650,000

Comparable Properties



5/4 Maple Gr TOORAK 3142 (REI)

Agent Comments

3 3 2

Price: \$2,450,000

Method: Auction Sale

Date: 27/03/2021

Property Type: Apartment



44 Bruce St TOORAK 3142 (REI)

Agent Comments

3 2 1

Price: \$2,400,000

Method: Sold Before Auction

Date: 26/03/2021

Property Type: House (Res)



25 Spring St PRAHRAN 3181 (REI)

Agent Comments

3 2 1

Price: \$2,350,000

Method: Auction Sale

Date: 27/03/2021

Property Type: House (Res)