Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 6 Ellerslie Place, Toorak Vic 3142

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single pric	e \$2,300,000								
Median sale price									
Median price	\$5,650,000	Pro	operty Type Hou	ISE	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.

Add	dress 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









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) **-** 3 **2**

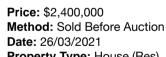


Method: Auction Sale Date: 27/03/2021 Property Type: Apartment Agent Comments



44 Bruce St TOORAK 3142 (REI) 3 2





Agent Comments



Property Type: House (Res)

25 Spring St PRAHRAN 3181 (REI)

---- 3

Price: \$2,350,000 Method: Auction Sale Date: 27/03/2021 Property Type: House (Res) Agent Comments

Account - RT Edgar | P: 03 9826 1000



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.