

# 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

20/2A Burnie Street, Toorak Vic 3142

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$370,000

&

\$400,000

### Median sale price

Median price \$1,250,000

Property Type Unit

Suburb Toorak

Period - From 01/07/2022

to

30/06/2023

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	5/953 Punt Rd SOUTH YARRA 3141	\$400,000	14/06/2023
2	202/36 Darling St SOUTH YARRA 3141	\$395,000	19/03/2023
3	14/244 Mary St RICHMOND 3121	\$380,000	15/04/2023

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:

15/08/2023 14:48



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$370,000 - \$400,000  
**Median Unit Price**  
Year ending June 2023: \$1,250,000

## Comparable Properties



**5/953 Punt Rd SOUTH YARRA 3141 (REI)**

Agent Comments



**Price:** \$400,000  
**Method:** Sold Before Auction  
**Date:** 14/06/2023  
**Property Type:** Apartment



**202/36 Darling St SOUTH YARRA 3141 (REI)**

Agent Comments



**Price:** \$395,000  
**Method:** Private Sale  
**Date:** 19/03/2023  
**Property Type:** Unit



**14/244 Mary St RICHMOND 3121 (REI/VG)**

Agent Comments



**Price:** \$380,000  
**Method:** Private Sale  
**Date:** 15/04/2023  
**Property Type:** Apartment

**Account - Woodards** | P: 03 9866 4411 | F: 03 9866 4504