

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 17 Mandeville Crescent, Toorak Vic 3142

Indicative selling price

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

Range between \$2,950,000 & \$3,200,000

Median sale price

Median price \$3,780,000 Property type House Suburb Toorak

Period - From 01/01/2020 to 31/03/2020 Source REIV

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
33 Murray Street, Prahran	\$3,000,000	02/06/2020
673 Orrong Road, Toorak	\$2,700,000	17/03/2020
32 Chatsworth Road, Prahran	\$3,310,000	07/12/2019

This Statement of Information was prepared on: 15 June 2020