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

18 Toorak Avenue, Toorak Vic 3142

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ing		
Range betweer	\$3,000,000		&		\$3,300,000			
Median sale p	rice							
Median price	\$5,550,000	Pro	operty Type	Hou	se		Suburb	Toorak
Period - From	01/04/2022	to	30/06/2022		So	urce	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	1 Blackfriars CI TOORAK 3142	\$4,250,000	02/06/2022
2	6 Kyeamba Gr TOORAK 3142	\$3,320,000	02/04/2022
3	16 Glyndebourne Av TOORAK 3142	\$2,550,000	24/03/2022

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.

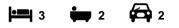
This Statement of Information was prepared on:

22/08/2022 17:14









Property Type: House Land Size: 378 sqm approx Agent Comments

Indicative Selling Price \$3,000,000 - \$3,300,000 Median House Price June guarter 2022: \$5,550,000

Comparable Properties



1 Blackfriars CI TOORAK 3142 (REI) 2 2



Price: \$4,250,000 Method: Private Sale Date: 02/06/2022 Property Type: House Agent Comments

Agent Comments

6 Kyeamba Gr TOORAK 3142 (REI/VG) **-** 3 2



Price: \$3,320,000 Method: Auction Sale Date: 02/04/2022 Property Type: House (Res) Land Size: 343 sqm approx



16 Glyndebourne Av TOORAK 3142 (REI/VG) Agent Comments

6 2



Price: \$2,550,000 Method: Private Sale Date: 24/03/2022 Property Type: House (Res) Land Size: 396 sqm approx

Account - RT Edgar | P: 03 9826 1000

propertydata



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