Statement of Information

Single residential property located in the Melbourne metropolitan area

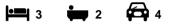
Section 47AF of the Estate Agents Act 1980

Prope	erty offer	ed for s	sale									
Address Including suburb and postcode			97 Canterbury Road, Toorak Vic 3142									
Indica	ative sell	ing pric	се									
For the	e meaning	of this p	orice see	e con	sumer.vic.go	v.au/ı	underquo	oting				
Range between \$4,7			0,000		&		\$4,950,000					
Media	an sale p	rice										
Median price \$		\$5,550,	000	Pro	Property Type Hous		se s		Subu	ırb	Гoorak	
Period - From 0		01/04/2	1/04/2022		30/06/2022		Source REIV			,		
Comp	oarable p	roperty	/ sales	(*De	lete A or B	belo	w as ap	plica	ble)			
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										Pri	се	Date of sale
1												
2												
3												
OR												
B * The estate agent or agent's representative reasonably believes that fewer than three properties were sold within two kilometres of the property for sale in the last six more									•			
	This Statement of Information was prepared on:							on:	12/08/2022 10:05			









Property Type: House Agent Comments

Indicative Selling Price \$4,750,000 - \$4,950,000 Median House Price June quarter 2022: \$5,550,000

Comparable Properties

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.

Account - RT Edgar | P: 03 9826 1000



