

# 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 Selborne Road, Toorak Vic 3142

### Indicative selling price

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

Range between

\$6,000,000

&

\$6,500,000

### Median sale price\*

Median price

Property Type

Suburb

Period - From

to

Source

### 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	52 Murray St PRAHRAN 3181	\$6,460,000	29/07/2020
2	26 Grange Rd TOORAK 3142	\$6,375,000	09/09/2020
3	81 St Georges Rd TOORAK 3142	\$6,000,000	12/09/2020

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:

14/10/2020 12:19

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

20 Selborne Road, Toorak Vic 3142

Dean Sun  
9830 1644  
0400 699 682  
dean.sun@noeljones.com.au



 5  2  2

**Property Type:** House (Res)

**Land Size:** 743 sqm approx

Agent Comments

**Indicative Selling Price**  
\$6,000,000 - \$6,500,000  
**No median price available**

## Comparable Properties



**52 Murray St PRAHRAN 3181 (REI)**

Agent Comments

 5  4  3

**Price:** \$6,460,000

**Method:** Auction Sale

**Date:** 29/07/2020

**Property Type:** House



**26 Grange Rd TOORAK 3142 (REI)**

Agent Comments

 5  3  2

**Price:** \$6,375,000

**Method:** Private Sale

**Date:** 09/09/2020

**Property Type:** House

**Land Size:** 1330 sqm approx



**81 St Georges Rd TOORAK 3142 (REI)**

Agent Comments

 4  3  2

**Price:** \$6,000,000

**Method:** Private Sale

**Date:** 12/09/2020

**Property Type:** House

**Land Size:** 1420 sqm approx

Account - Noel Jones | P: 03 9830 1644 | F: 03 9888 5997



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.