

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

11/21 Bruce Street, Toorak Vic 3142

Indicative selling price

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

Single price

\$419,000

Median sale price

Median price

\$900,000

Property Type

Unit

Suburb

Toorak

Period - From

01/04/2022

to

30/06/2022

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	12/8 Grandview Gr PRAHRAN 3181	\$431,000	03/04/2022
2	11/21 Wilson St SOUTH YARRA 3141	\$420,000	29/08/2022
3	20/21 Bruce St TOORAK 3142	\$417,000	07/04/2022

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:

09/09/2022 14:27



 1  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$419,000

Median Unit Price

June quarter 2022: \$900,000

Comparable Properties



12/8 Grandview Gr PRAHRAN 3181 (REI/VG)

Agent Comments

 1  1  -

Price: \$431,000

Method: Private Sale

Date: 03/04/2022

Property Type: Unit



11/21 Wilson St SOUTH YARRA 3141 (REI)

Agent Comments

 1  1  1

Price: \$420,000

Method: Private Sale

Date: 29/08/2022

Property Type: Apartment



20/21 Bruce St TOORAK 3142 (REI/VG)

Agent Comments

 1  1  1

Price: \$417,000

Method: Private Sale

Date: 07/04/2022

Property Type: Apartment