Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 11/21 Bruce Street, Toorak Vic 3142

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au	/underquo	ting		
Single price	e \$419,000							
Median sale p	rice							
Median price	\$900,000	Pro	operty Type	Unit	:		Suburb	Toorak
Period - From	01/04/2022	to	30/06/2022		So	ource	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.

Ado	dress 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









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



Price: \$431,000 Method: Private Sale Date: 03/04/2022 Property Type: Unit

11/21 Wilson St SOUTH YARRA 3141 (REI)

Agent Comments





Price: \$420,000 Method: Private Sale Date: 29/08/2022 Property Type: Apartment

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



AK 3142 (REI/VG) Ac

Agent Comments

Price: \$417,000 Method: Private Sale Date: 07/04/2022 Property Type: Apartment

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504



propertydata

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