



2 2 1

**Rooms:** 4

**Property Type:** Unit

Agent Comments

## Comparable Properties



**8/2 Karbarook Av PRAHRAN 3181 (REI)**

Agent Comments

2 1 2

**Price:** \$812,000

**Method:** Auction Sale

**Date:** 19/03/2017

**Rooms:** 4

**Property Type:** Apartment



**11/43 Rockley Rd SOUTH YARRA 3141 (REI)**

Agent Comments

2 1 1

**Price:** \$800,000

**Method:** Auction Sale

**Date:** 25/03/2017

**Rooms:** 3

**Property Type:** Apartment



**5/29a Hampden Rd ARMADALE 3143 (REI)**

Agent Comments

2 1 1

**Price:** \$770,000

**Method:** Sold Before Auction

**Date:** 17/02/2017

**Rooms:** 4

**Property Type:** Apartment

## 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

6/2 Tintern Avenue, 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 \$750,000

&amp;

\$825,000

## Median sale price

Median price \$822,000

Unit X

Suburb Toorak

Period - From 01/01/2017

to

31/03/2017

Source REIV

## Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
8/2 Karbarook Av PRAHRAN 3181	\$812,000	19/03/2017
11/43 Rockley Rd SOUTH YARRA 3141	\$800,000	25/03/2017
5/29a Hampden Rd ARMADALE 3143	\$770,000	17/02/2017