

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

16a Vista Grove, Toorak Vic 3142

Indicative selling price

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

Range between \$12,000,000 & \$13,000,000

Median sale price

Median price \$5,645,000 Property Type House Suburb Toorak

Period - From 08/11/2022 to 07/11/2023 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	34 St Georges Rd TOORAK 3142	\$14,500,000	13/06/2023
2	20 Tashinny Rd TOORAK 3142	\$12,650,000	31/10/2023
3			

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:

08/11/2023 18:11



4 4 2

Property Type: House
Land Size: 634 sqm approx
Agent Comments

Indicative Selling Price
 \$12,000,000 - \$13,000,000
Median House Price
 08/11/2022 - 07/11/2023: \$5,645,000

Comparable Properties



34 St Georges Rd TOORAK 3142 (VG)

Agent Comments

4 - -

Price: \$14,500,000
Method: Sale
Date: 13/06/2023
Property Type: House (Res)
Land Size: 695 sqm approx



20 Tashinny Rd TOORAK 3142 (REI)

Agent Comments

5 5 5

Price: \$12,650,000
Method: Private Sale
Date: 31/10/2023
Property Type: House
Land Size: 578 sqm approx

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