

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

2/13 Clendon Road, Toorak Vic 3142

Indicative selling price

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

Range between \$435,000

&

\$475,000

Median sale price

Median price \$1,292,500

Property Type Unit

Suburb Toorak

Period - From 01/07/2023

to 30/09/2023

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	21/68 Mathoura Rd TOORAK 3142	\$450,000	29/08/2023
2			
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:

18/10/2023 16:39

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Indicative Selling Price
\$435,000 - \$475,000
Median Unit Price

September quarter 2023: \$1,292,500



Property Type:
Agent Comments

Comparable Properties

21/68 Mathoura Rd TOORAK 3142 (REI)

Agent Comments



Price: \$450,000
Method:
Date: 29/08/2023
Property Type: Apartment

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.