

# 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 3/48A St Georges Road, Toorak Vic 3142

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$889,000

### Median sale price

Median price \$950,000

Property Type Unit

Suburb Toorak

Period - From 01/10/2023

to 30/09/2024

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	7/24 Wattle Rd HAWTHORN 3122	\$890,000	21/05/2024
2	3/1 McMaster Ct TOORAK 3142	\$870,000	14/05/2024
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:

23/10/2024 09:06



2   1   1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$889,000

**Median Unit Price**

Year ending September 2024: \$950,000

## Comparable Properties



**7/24 Wattle Rd HAWTHORN 3122 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$890,000

**Method:** Private Sale

**Date:** 21/05/2024

**Property Type:** Villa



**3/1 McMaster Ct TOORAK 3142 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$870,000

**Method:** Private Sale

**Date:** 14/05/2024

**Property Type:** Unit

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.