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

5 1 5 1 5	For the meaning of this	s price see	consumer.vic.gov.a	u/underquoting
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Single price \$889,000

Median sale price

Median price	\$950,000	Pro	operty Type Unit		Suburb	Toorak
Period - From	01/10/2023	to	30/09/2024	Sourc	ce 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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

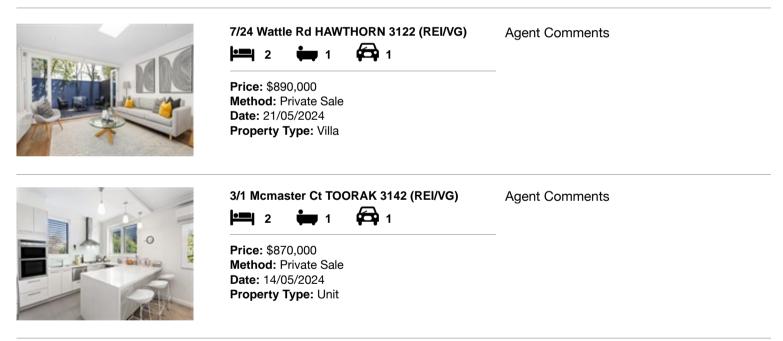






Property Type: Apartment Agent Comments Indicative Selling Price \$889,000 Median Unit Price Year ending September 2024: \$950,000

Comparable Properties



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.

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propertydata



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