

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

Indicative selling price

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

Range between &

Median sale price

Median price Property type Suburb

Period - From to Source

Comparable property sales

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
2/151 Canterbury Road, Toorak	\$1,340,000	21/10/2024
8B Surrey Road, South Yarra	\$1,320,000	03/12/2024
16/264 Williams Road, Toorak	\$1,305,000	10/12/2024

This Statement of Information was prepared on: