

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

15 Mandeville Crescent, Toorak Vic 3142

Indicative selling price

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

Range between \$3,500,000

&

\$3,650,000

Median sale price

Median price \$4,855,000

Property Type House

Suburb Toorak

Period - From 01/04/2021

to

31/03/2022

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	1 Blackfriars CI TOORAK 3142	\$4,250,000	02/06/2022
2	40 Lambeth Av ARMADALE 3143	\$4,000,000	08/06/2022
3	17 Turnbull Av TOORAK 3142	\$3,725,000	14/05/2022

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:

06/07/2022 14:25



3 2 2

Property Type: House (Res)

Land Size: 507 sqm approx

Agent Comments

Indicative Selling Price

\$3,500,000 - \$3,650,000

Median House Price

Year ending March 2022: \$4,855,000

Comparable Properties



1 Blackfriars CI TOORAK 3142 (REI)

Agent Comments

4 2 2

Price: \$4,250,000

Method: Private Sale

Date: 02/06/2022

Property Type: House



40 Lambeth Av ARMADALE 3143 (REI)

Agent Comments

4 2 2

Price: \$4,000,000

Method: Private Sale

Date: 08/06/2022

Property Type: House (Res)

Land Size: 520 sqm approx



17 Turnbull Av TOORAK 3142 (REI/VG)

Agent Comments

4 2 2

Price: \$3,725,000

Method: Auction Sale

Date: 14/05/2022

Property Type: House (Res)

Land Size: 669 sqm approx