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 | cons | sumer.vic.go | v.au | /underquot | ting | | |
|-----------------|-------------------|------|--------------|------|-------------|-------|--------|--------|
| Range betweer | \$3,500,000 | | & | | \$3,650,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$4,855,000 | Pro | operty Type | Hou | ise | | Suburb | Toorak |
| Period - From | 01/04/2021 | to | 31/03/2022 | | So | ource | 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.

| Ad | dress 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





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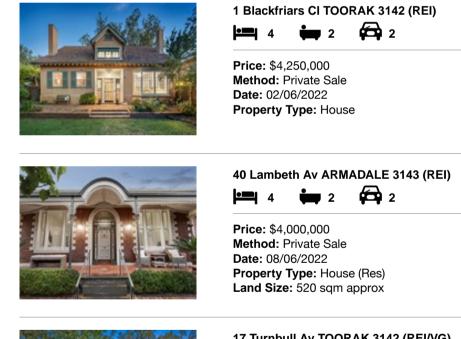




Property Type: House (Res) Land Size: 507 sqm approx Agent Comments

Indicative Selling Price \$3,500,000 - \$3,650,000 Median House Price Year ending March 2022: \$4,855,000

Comparable Properties



Agent Comments

Agent Comments



17 Turnbull Av TOORAK 3142 (REI/VG)



Agent Comments

Price: \$3,725,000 Method: Auction Sale Date: 14/05/2022 Property Type: House (Res) Land Size: 669 sqm approx

Account - RT Edgar | P: 03 9826 1000



propertydata

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