

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

4/24 Tintern Avenue, Toorak Vic 3142

Indicative selling price

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

Range between \$910,000

&

\$1,000,000

Median sale price

Median price \$999,999

Property Type Unit

Suburb Toorak

Period - From 01/10/2019

to 30/09/2020

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	8/376 Toorak Rd SOUTH YARRA 3141	\$960,000	13/07/2020
2	5/100 Commercial Rd SOUTH YARRA 3141	\$939,998	26/08/2020
3	5/16 Woorigoleen Rd TOORAK 3142	\$900,000	06/10/2020

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:

13/11/2020 20:03



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$910,000 - \$1,000,000

Median Unit Price

Year ending September 2020: \$999,999

Comparable Properties

8/376 Toorak Rd SOUTH YARRA 3141 (VG)

Agent Comments



Price: \$960,000

Method: Sale

Date: 13/07/2020

Property Type: Strata Unit/Flat



5/100 Commercial Rd SOUTH YARRA 3141 (VG)

Agent Comments



Price: \$939,998

Method: Sale

Date: 26/08/2020

Property Type: Strata Unit/Flat

5/16 Woorigoleen Rd TOORAK 3142 (VG)

Agent Comments



Price: \$900,000

Method: Sale

Date: 06/10/2020

Property Type: Strata Unit/Flat