

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

3/2a Evelina Road, Toorak Vic 3142

Indicative selling price

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

Range between \$450,000

&

\$495,000

Median sale price

Median price \$685,000

House

Unit

X

Suburb Toorak

Period - From 01/01/2019

to

31/03/2019

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	2/6 Lansdowne Rd ST KILDA EAST 3183	\$504,000	23/02/2019
2	1/2 King St PRAHRAN 3181	\$475,000	05/03/2019
3	3/34 Clarke St PRAHRAN 3181	\$459,000	13/04/2019

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.



Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



2/6 Lansdowne Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$504,000

Method: Auction Sale

Date: 23/02/2019

Rooms: -

Property Type: Apartment



1/2 King St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$475,000

Method: Private Sale

Date: 05/03/2019

Rooms: 2

Property Type: Apartment

Land Size: 1079 sqm approx



3/34 Clarke St PRAHRAN 3181 (REI)

Agent Comments



Price: \$459,000

Method: Auction Sale

Date: 13/04/2019

Rooms: -

Property Type: Apartment