

# 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

1/34 Mathoura Road, Toorak Vic 3142

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$370,000

### Median sale price

Median price

\$1,285,000

Property Type

Unit

Suburb

Toorak

Period - From

01/04/2020

to

31/03/2021

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	10/270 Williams Rd TOORAK 3142	\$365,000	29/06/2021
2	9/28 Lewisham Rd WINDSOR 3181	\$370,000	06/06/2021
3	15/37-41 Margaret St SOUTH YARRA 3141	\$362,000	30/04/2021

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:

09/07/2021 11:31

1/34 Mathoura Road, Toorak Vic 3142



Phoebe Hnarakis

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**Indicative Selling Price**

\$370,000

**Median Unit Price**

Year ending March 2021: \$1,285,000



 1  1  1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**10/270 Williams Rd TOORAK 3142 (REI)**

**Agent Comments**

 1  1  1

**Price:** \$365,000

**Method:** Private Sale

**Date:** 29/06/2021

**Property Type:** Apartment



**9/28 Lewisham Rd WINDSOR 3181 (REI)**

**Agent Comments**

 1  1  1

**Price:** \$370,000

**Method:** Private Sale

**Date:** 06/06/2021

**Property Type:** Apartment



**15/37-41 Margaret St SOUTH YARRA 3141 (REI)**

**Agent Comments**

 1  1  1

**Price:** \$362,000

**Method:** Private Sale

**Date:** 30/04/2021

**Property Type:** Apartment

**Account - Biggin & Scott** | P: 9520 9000 | F: 9533 6140



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.