Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Single price	\$370,000

Median sale price

Median price \$1,285,000	Pro	perty Type Uni	t	Su	uburb	Toorak
Period - From 01/04/2020	to	31/03/2021	Sou	ırce RE	ΞΙV	

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

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
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Date of sale



Phoebe Hnarakis 9520 9020 0433 222 453 phnarakis@bigginscott.com.au

Indicative Selling Price \$370,000 Median Unit Price

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



Agent Comments



Comparable Properties

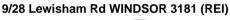


10/270 Williams Rd TOORAK 3142 (REI)

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Price: \$365,000 Method: Private Sale

Date: 29/06/2021 Property Type: Apartment 2 (REI) Agent Comments









Price: \$370,000 **Method:** Private Sale **Date:** 06/06/2021

Property Type: Apartment

Agent Comments



15/37-41 Margaret St SOUTH YARRA 3141

(REI)

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Price: \$362,000 **Method:** Private Sale **Date:** 30/04/2021

Property Type: Apartment

Agent Comments

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



