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

242 Williams Road, Toorak Vic 3142

Indicative selling price

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

Single price $2,250,000

Median sale price

Median price	$3,400,000	Property Type	House	Suburb	Toorak
Period - From	01/10/2018	to 30/09/2019		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	10 Mcilwrick St WINDSOR 3181	$2,665,000	26/10/2019
2	10c Avondale Rd ARMADALE 3143	$2,635,000	26/10/2019
3	49 Greville St PRAHRAN 3181	$2,590,000	21/09/2019

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.~~

This Statement of Information was prepared on: 02/12/2019 09:33

CONSUMER AFFAIRS VICTORIA

242 Williams Road, Toorak Vic 3142

🛏 4   🛁 2   🚗 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$2,250,000
Median House Price
Year ending September 2019: $3,400,000

Comparable Properties

10 Mcilwrick St WINDSOR 3181 (REI)

🛏 3   🛁 2   🚗 2

Price: $2,665,000
Method: Auction Sale
Date: 26/10/2019
Property Type: House (Res)
Land Size: 259 sqm approx

Agent Comments

10c Avondale Rd ARMADALE 3143 (REI)

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Price: $2,635,000
Method: Auction Sale
Date: 26/10/2019
Property Type: House (Res)

Agent Comments

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49 Greville St PRAHRAN 3181 (REI)

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Price: $2,590,000
Method: Auction Sale
Date: 21/09/2019
Property Type: House (Res)

Agent Comments

Account - RT Edgar | P: 03 9826 1000