

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 12/16 Maple Grove, Toorak Vic 3142

Indicative selling price

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

Single price \$895,000

Median sale price

Median price \$1,050,000

Property type Unit

Suburb Toorak

Period - From 01/07/2021

to

30/09/2021

Source REIV

Comparable property sales

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
6/1 McMaster Court, Toorak	\$832,000	16/11/2021
23/49 Kensington Road, South Yarra	\$867,000	06/11/2021
8/12 Woorigoleen Road, Toorak	\$885,000	30/09/2021

This Statement of Information was prepared on: 17 December 2021