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	26 Grange Road, Toorak Vic 3142

Indicative selling price

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

Single price	$6,000,000

Median sale price

Median price	$4,350,000	Property Type	House	Suburb	Toorak
Period - From	01/04/2019	to	31/03/2020	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 8 Hopetoun Rd TOORAK 3142	$8,000,000	16/04/2020
2 10 Canberra Rd TOORAK 3142	$6,100,000	06/03/2020
3		

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:	29/06/2020 12:49

CONSUMER AFFAIRS VICTORIA

5   **3**   **2**

Property Type: House

Agent Comments

Comparable Properties

8 Hopetoun Rd TOORAK 3142 (REI/VG)

1   **1**   **1**

Price: $8,000,000
Method: Private Sale
Date: 16/04/2020
Property Type: Land
Land Size: 1233 sqm approx

Agent Comments

10 Canberra Rd TOORAK 3142 (REI)

9   **9**   **6**

Price: $6,100,000
Method: Private Sale
Date: 06/03/2020
Property Type: House

Agent Comments

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.