

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4/2 Maple Grove Toorak VIC 3142

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$700,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

*House

*Unit

X

Suburb

Toorak

Period-from

01 Mar 2018

to

28 Feb 2019

Source

Corelogic

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

1/2 Maple Grove Toorak VIC 3142	\$685,000	02-Mar-19
14/12 Woorigoleen Road Toorak VIC 3142	\$700,000	02-Mar-19
2/696 Orrong Road Toorak VIC 3142	\$689,000	22-Oct-18

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.~~

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1/2 Maple Grove Toorak VIC 3142

Sold Price

^{RS}

\$685,000

Sold Date

02-Mar-19

 2

 1

 1

Distance

-



14/12 Woorigoleen Road Toorak VIC 3142

Sold Price

^{RS}

\$700,000

Sold Date

02-Mar-19

 2

 1

 1

Distance

0.44km



2/696 Orrong Road Toorak VIC 3142

Sold Price

\$689,000

Sold Date

22-Oct-18

 2

 1

 -

Distance

0.56km



15/5 Selwyn Court Toorak VIC 3142

Sold Price

\$725,000

Sold Date

27-Oct-18

 2

 1

 1

Distance

0.73km

RS = Recent sale

UN = Undisclosed Sale

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