

## 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 8 Ruabon Road, Toorak Vic 3142

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,500,000 & \$2,750,000

### Median sale price

Median price \$3,920,000 House ☒ Suburb Toorak  
Period - From 01/04/2018 to 30/06/2018 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
26 Trinian Street, Prahran	\$3,000,000	19/09/2018
687 Orrong Road, Toorak	\$2,825,000	16/08/2018
2 Mandeville Crescent, Toorak	\$2,625,000	09/07/2018