

# 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

11/27 Wallace Avenue, 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

\$445,000

&

\$485,000

### Median sale price

Median price

\$950,000

Property Type

Unit

Suburb

Toorak

Period - From

01/10/2023

to

30/09/2024

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	8/2 Douglas St TOORAK 3142	\$466,000	05/10/2024
2	7/13 Motherwell St SOUTH YARRA 3141	\$455,000	27/08/2024
3	7/274a Domain Rd SOUTH YARRA 3141	\$470,000	18/06/2024

**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:

13/11/2024 15:05



**Rooms:** 4

**Property Type:** Apartment

**Land Size:** 1634.804 sqm approx

Agent Comments

## Comparable Properties



**8/2 Douglas St TOORAK 3142 (REI)**

Agent Comments



**Price:** \$466,000

**Method:** Auction Sale

**Date:** 05/10/2024

**Property Type:** Apartment



**7/13 Motherwell St SOUTH YARRA 3141 (REI/VG)**

Agent Comments



**Price:** \$455,000

**Method:** Private Sale

**Date:** 27/08/2024

**Property Type:** Apartment



**7/274a Domain Rd SOUTH YARRA 3141 (REI/VG)**

Agent Comments



**Price:** \$470,000

**Method:** Sold Before Auction

**Date:** 18/06/2024

**Property Type:** Apartment