

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

29 Moonga Road, Toorak Vic 3142

Indicative selling price

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

Range between \$3,000,000 & \$3,300,000

Median sale price

Median price \$4,862,500 Property Type House Suburb Toorak

Period - From 01/10/2020 to 30/09/2021 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 | 758 Malvern Rd ARMADALE 3143 | \$3,115,000 | 13/10/2021 |
| 2 | 705 Toorak Rd KOOYONG 3144 | \$3,150,000 | 12/06/2021 |
| 3 | 16 Canterbury Rd TOORAK 3142 | \$3,300,000 | 25/10/2021 |

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:

11/11/2021 18:24

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Indicative Selling Price
\$3,000,000 - \$3,300,000

Median House Price
Year ending September 2021: \$4,862,500



6 4 3

Property Type: House

Agent Comments

Comparable Properties



758 Malvern Rd ARMADALE 3143 (REI)

Agent Comments

5 3 1

Price: \$3,115,000

Method: Auction Sale

Date: 13/10/2021

Property Type: House (Res)



705 Toorak Rd KOOYONG 3144 (VG)

Agent Comments

4 - -

Price: \$3,150,000

Method: Sale

Date: 12/06/2021

Property Type: House (Res)

Land Size: 635 sqm approx



16 Canterbury Rd TOORAK 3142 (REI)

Agent Comments

4 2 4

Price: \$3,300,000

Method: Private Sale

Date: 25/10/2021

Property Type: House

Land Size: 770.70 sqm approx

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525