# 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	cons	sumer.vic.gc	v.au	/underquot	ting		
Range betweer	\$3,000,000		&		\$3,300,000			
Median sale p	rice							
Median price	\$4,862,500	Pro	operty Type	Hou	ise		Suburb	Toorak
Period - From	01/10/2020	to	30/09/2021		So	urce	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.

Ade	dress 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









Property Type: House Agent Comments

Mark Williams 03 9509 0411 0417 189 377 mark.williams@belleproperty.com

**Indicative Selling Price** \$3,000,000 - \$3,300,000 **Median House Price** Year ending September 2021: \$4,862,500

# **Comparable Properties**



758 Malvern Rd ARMADALE 3143 (REI)



Price: \$3,115,000 Method: Auction Sale Date: 13/10/2021 Property Type: House (Res) Agent Comments



705 Toorak Rd KOOYONG 3144 (VG)

Agent Comments





Method: Sale Date: 12/06/2021 Property Type: House (Res) Land Size: 635 sqm approx



16 Canterbury Rd TOORAK 3142 (REI)



Agent Comments

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



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