

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

7/24 MATHOURA ROAD 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

or range
between

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,070,000

Property type

Unit

Suburb

Toorak

Period-from

01 Nov 2023

to

31 Oct 2024

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 6 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

20/9 CANTERBURY ROAD TOORAK VIC 3142	\$697,000	12-Sep-24
1/93 MATHOURA ROAD TOORAK VIC 3142	\$710,000	01-Nov-24
9/256 WILLIAMS ROAD TOORAK VIC 3142	\$680,000	13-Jul-24

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 6 months.~~

This Statement of Information was prepared on: 19 November 2024



**20/9 CANTERBURY ROAD
TOORAK VIC 3142**

2 1 1

Sold Price **\$697,000** Sold Date **12-Sep-24**

Distance **0.17km**

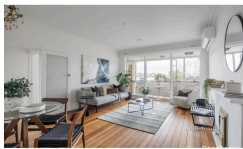


**1/93 MATHOURA ROAD TOORAK
VIC 3142**

2 1 1

Sold Price ^{RS} **\$710,000** ^{UN} Sold Date **01-Nov-24**

Distance **0.47km**



**9/256 WILLIAMS ROAD TOORAK
VIC 3142**

2 1 1

Sold Price **\$680,000** Sold Date **13-Jul-24**

Distance **0.54km**

RS = Recent sale **UN** = Undisclosed Sale

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