

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

14 Iona Avenue, Toorak Vic 3142

Indicative selling price

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

Range between \$1,350,000

&

\$1,485,000

Median sale price

Median price \$5,090,000

Property Type House

Suburb Toorak

Period - From 01/01/2022

to 31/12/2022

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	74 Murray St PRAHRAN 3181	\$1,490,000	01/10/2022
2	3/28 Kensington Rd SOUTH YARRA 3141	\$1,400,000	12/11/2022
3	1/44 Lansell Rd TOORAK 3142	\$1,400,000	03/02/2023

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:

14/03/2023 12:46

14 Iona Avenue, Toorak Vic 3142



Mark Williams
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Indicative Selling Price

\$1,350,000 - \$1,485,000

Median House Price

Year ending December 2022: \$5,090,000



3 2 1

Rooms: 6

Property Type: House

Land Size: 105 sqm approx

Agent Comments

Comparable Properties



74 Murray St PRAHRAN 3181 (REI/VG)

Agent Comments

3 2 2

Price: \$1,490,000

Method: Auction Sale

Date: 01/10/2022

Property Type: Townhouse (Single)



3/28 Kensington Rd SOUTH YARRA 3141 (VG) **Agent Comments**

3 - -

Price: \$1,400,000

Method: Sale

Date: 12/11/2022

Property Type: Strata Unit/Townhouse - Conjoined



1/44 Lansell Rd TOORAK 3142 (REI)

Agent Comments

3 2 2

Price: \$1,400,000

Method: Private Sale

Date: 03/02/2023

Property Type: Townhouse (Single)

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



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