

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 1 Baxter Street, Toorak Vic 3142

Indicative selling price

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

Range between \$2,275,000 & \$2,502,500

Median sale price

Median price \$4,210,000 House ☒ Suburb Toorak

Period - From 01/07/2018 to 30/09/2018 Source REIV

Comparable property sales

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
59 Armadale Street, Armadale	\$2,206,500	02/11/2018
3 Woodside Crescent, Toorak	\$2,050,000	24/10/2018
7 Tivoli Road, South Yarra	\$2,260,000	19/05/2018