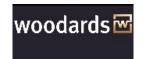
## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Prope	rty offered	for sale								
Address Including suburb and postcode		and	107 Canterbury Road, Toorak Vic 3142							
Indica	tive selling	price								
For the	meaning of	this price s	ee con	sumer.vic.go	ov.au/	underquo	ting			
Range	e between \$	2,350,000		&		\$2,550,000				
Media	n sale price	е								
Median price \$5,000		,000,000	Property Type		Hous	use		Suburb	Toorak	
Period - From 01/07/		/07/2021	to 30/06/2022		2	Sc	Source REIV			
Compa	arable prop	perty sale	s (*De	elete A or B	belo	w as ap <sub>l</sub>	plica	ble)		
A* These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.										
Address of comparable property								Р	rice	Date of sale
1										
2										
3										
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.									
		Thie	Statem	ent of Inform	nation	was nren	ared	on:	21/02/0	200 10.00













Rooms: 7

**Property Type:** Townhouse (Res) **Land Size:** 195.766 sqm approx

**Agent Comments** 

Indicative Selling Price \$2,350,000 - \$2,550,000 Median House Price

Year ending June 2022: \$5,000,000

## Comparable Properties

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.

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504



