

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 | 1 and 1a Mathoura Road, Toorak Vic 3142 |
|---|---|

Indicative selling price

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

Range between \$4,100,000 & \$4,500,000

Median sale price

| | | | | | | | |
|---------------|-------------|-------|------------|--------|------|--------|--------|
| Median price | \$4,347,500 | House | X | Unit | | Suburb | Toorak |
| Period - From | 01/07/2017 | to | 30/06/2018 | 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 | | |
| 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.

1 and 1a Mathoura Road, Toorak Vic 3142

**WILLIAMS
BATTERS**

EST. 1878

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Indicative Selling Price

\$4,100,000 - \$4,500,000

Median House Price

Year ending June 2018: \$4,347,500



Rooms:

Property Type: Block of Units &
A Commercial Tenancy

Land Size: 554.3 sqm approx

Agent Comments

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.