### 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

11/105 Mathoura Road, Toorak Vic 3142

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$700,000		&		\$750,000			
Median sale p	rice							
Median price	\$1,150,000	Pro	operty Type	Unit			Suburb	Toorak
Period - From	01/04/2019	to	31/03/2020		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	2/641 Toorak Rd TOORAK 3142	\$776,000	29/02/2020
2	4/27 Wallace Av TOORAK 3142	\$749,999	30/03/2020
3	13/12 Woorigoleen Rd TOORAK 3142	\$749,500	04/02/2020

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:

28/05/2020 12:28



# **RT Edgar**





**Property Type:** Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$700,000 - \$750,000 Median Unit Price Year ending March 2020: \$1,150,000

## **Comparable Properties**



2/641 Toorak Rd TOORAK 3142 (REI/VG)



Price: \$776,000 Method: Auction Sale Date: 29/02/2020 Property Type: Apartment

4/27 Wallace Av TOORAK 3142 (REI/VG)



Price: \$749,999 Method: Private Sale Date: 30/03/2020 Property Type: Apartment



13/12 Woorigoleen Rd TOORAK 3142 (REI)



100KAK 3142 (KEI)

Agent Comments

Agent Comments

Agent Comments

Price: \$749,500 Method: Private Sale Date: 04/02/2020 Rooms: 4 Property Type: Apartment

Account - RT Edgar | P: 03 9826 1000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.