

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

16/4 Glyndebourne Avenue, Toorak Vic 3142

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$892,000 Property Type Unit Suburb Toorak

Period - From 25/11/2019 to 24/11/2020 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	3/32 Grange Rd TOORAK 3142	\$900,000	05/10/2020
2	6/717 Toorak Rd KOOYONG 3144	\$900,000	23/11/2020
3	5/3 Tahara Rd TOORAK 3142	\$865,500	14/08/2020

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:

25/11/2020 10:42



3 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



3/32 Grange Rd TOORAK 3142 (VG)

Agent Comments

3 - -

Price: \$900,000

Method: Sale

Date: 05/10/2020

Property Type: Strata Unit/Flat



6/717 Toorak Rd KOORYONG 3144 (REI)

Agent Comments

2 2 2

Price: \$900,000

Method: Private Sale

Date: 23/11/2020

Rooms: 4

Property Type: Apartment



5/3 Tahara Rd TOORAK 3142 (REI)

Agent Comments

3 1 1

Price: \$865,500

Method: Sold Before Auction

Date: 14/08/2020

Property Type: Apartment