

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

3/7 Wallace Avenue, Toorak Vic 3142

Indicative selling price

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

Range between \$650,000

&

\$715,000

Median sale price

Median price \$974,500

Property Type Unit

Suburb Toorak

Period - From 26/04/2020

to

25/04/2021

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	2/7 Wallace Av TOORAK 3142	\$650,000	27/10/2020
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.~~

This Statement of Information was prepared on:

26/04/2021 09:13



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$650,000 - \$715,000

Median Unit Price

26/04/2020 - 25/04/2021: \$974,500

Comparable Properties



2/7 Wallace Av TOORAK 3142 (VG)

Agent Comments

1 - -

Price: \$650,000

Method: Sale

Date: 27/10/2020

Property Type: Strata Unit/Flat

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.