

# 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 Yarradale Road, Toorak Vic 3142

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$4,250,000 & \$4,675,000

### Median sale price

Median price \$3,760,000 Property type House Suburb Toorak

Period - From 01/10/2019 to 31/12/2019 Source REIV

### Comparable property sales

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
4 Nareeb Court, Toorak	\$5,000,000	03/10/2019
5 Millicent Avenue, Toorak	\$4,450,000	12/09/2019
11 Kent Court, Toorak	\$4,700,000	07/09/2019

This Statement of Information was prepared on: 24 February 2020