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	6/3 Stonehaven Court, Toorak Vic 3142

Indicative selling price

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

Median sale price

Median price	\$999,000	Pro	perty Type	Jnit		Suburb	Toorak
Period - From	24/08/2021	to	23/08/2022	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	2/4 Glyndebourne Av TOORAK 3142	\$835,000	16/04/2022
2	34/417 Toorak Rd TOORAK 3142	\$832,000	03/06/2022
3	4/637 Malvern Rd TOORAK 3142	\$810,000	02/03/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	24/08/2022 11:29





Christopher Dane 9826 0000 0418 319 809 chris@rodneymorley.com.au

Indicative Selling Price \$795,000 - \$850,000 **Median Unit Price** 24/08/2021 - 23/08/2022: \$999,000

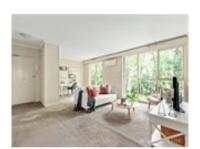


Property Type: Flat

Land Size: 1214.248 sqm approx

Agent Comments

Comparable Properties



2/4 Glyndebourne Av TOORAK 3142 (REI/VG)



Price: \$835,000 Method: Private Sale Date: 16/04/2022

Property Type: Apartment Land Size: 1498 sqm approx



34/417 Toorak Rd TOORAK 3142 (REI)





Method: Sold Before Auction

Date: 03/06/2022 Property Type: Unit

Price: \$832,000

Agent Comments

Agent Comments



4/637 Malvern Rd TOORAK 3142 (REI/VG)

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Price: \$810.000

Method: Sold Before Auction

Date: 02/03/2022

Property Type: Apartment

Agent Comments

Account - Rodney Morley | P: 03 9525 9222 | F: 03 9525 9362



