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

1b Cleeve Court, Toorak Vic 3142

Indicative selling price

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

Range between | $5,000,000 | & | $5,400,000

Median sale price

Median price | $5,400,000 | Property Type | House | Suburb | Toorak

Period - From | 23/11/2020 | to | 22/11/2021 | 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 8a Monomeath Av TOORAK 3142	$6,000,000	19/06/2021
2 19A Moorhouse St ARMADALE 3143	$5,625,000	17/06/2021
3 19 Brookville Rd TOORAK 3142	$5,400,000	05/11/2021

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: | 8/12/2021 4:30 PM

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Property Type:

Agent Comments

Indicative Selling Price
$5,000,000 - $5,400,000
Median House Price
23/11/2020 - 22/11/2021: $5,400,000

Comparable Properties

8a Monomeath Av TOORAK 3142 (REI)

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Price: $6,000,000
Method: Private Sale   Text
Date: 19/06/2021
Property Type: House (Res)
Land Size: 355 sqm approx

Agent Comments

19A Moorhouse St ARMADALE 3143 (REI/VG)

🛏 3   🛁 3   🚗 2

Price: $5,625,000
Method: Sold Before Auction
Date: 17/06/2021
Property Type: House (Res)
Land Size: 440 sqm approx

Agent Comments

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19 Brookville Rd TOORAK 3142 (REI)

🛏 3   🛁 4   🚗 3

Price: $5,400,000
Method: Private Sale
Date: 05/11/2021
Property Type: House (Res)
Land Size: 272 sqm approx

Agent Comments

Account - RT Edgar | P: 03 9826 1000