

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

32 Balmerino Avenue, Toorak Vic 3142

Indicative selling price

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

Range between

\$11,500,000

&

\$12,500,000

Median sale price

Median price

\$3,300,000

Property type

House

Suburb

Toorak

Period - From

01/01/2022

to

31/03/2022

Source

REIV

Comparable property sales

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: 22 April 2022