

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 1 Edward Street, Toorak Vic 3142

Indicative selling price

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

Range between \$1,550,000 & \$1,650,000

Median sale price

Median price \$3,370,000

House ☒

Suburb Toorak

Period - From 01/01/2019 to 31/03/2019

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
9 Westbourne Street, Prahran	\$1,315,000	25/05/2019
712 Malvern Road, Prahran	\$1,394,000	23/02/2019
20 Errol Street, Prahran	\$1,520,000	13/04/2019