

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

1/3 Douglas Street, Toorak Vic 3142

Indicative selling price

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

Range between

\$4,800,000

&

\$5,200,000

Median sale price

Median price

\$1,000,000

Property Type

Unit

Suburb

Toorak

Period - From

01/04/2023

to

31/03/2024

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 | 202/88 Mathoura Rd TOORAK 3142 | \$4,700,000 | 12/03/2024 |
| 2 | | | |
| 3 | | | |

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:

16/04/2024 12:28



 3  3  3

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$4,800,000 - \$5,200,000

Median Unit Price

Year ending March 2024: \$1,000,000

Comparable Properties



202/88 Mathoura Rd TOORAK 3142 (REI)

Agent Comments

 3  2  3

Price: \$4,700,000

Method: Private Sale

Date: 12/03/2024

Property Type: Apartment

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.