

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 Kyeamba Grove, Toorak Vic 3142

Indicative selling price

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

Range between

\$2,000,000

&

\$2,200,000

Median sale price

Median price

\$4,426,600

Property Type

House

Suburb

Toorak

Period - From

01/10/2023

to

31/12/2023

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	8/24 Mercer Rd ARMADALE 3143	\$2,103,000	17/09/2023
2	3/4 Selwyn Ct TOORAK 3142	\$2,090,000	21/10/2023
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:

23/01/2024 16:08



Rooms: 6
Property Type: House
Land Size: 203 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
December quarter 2023: \$4,426,600

Comparable Properties



8/24 Mercer Rd ARMADALE 3143 (REI)

[Agent Comments](#)



Price: \$2,103,000
Method: Sold Before Auction
Date: 17/09/2023
Property Type: Townhouse (Res)



3/4 Selwyn Ct TOORAK 3142 (REI)

[Agent Comments](#)



Price: \$2,090,000
Method: Auction Sale
Date: 21/10/2023
Property Type: House (Res)

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.

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