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

11 Bruce Street, Toorak Vic 3142

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting			
Range betweer	\$2,300,000		&		\$2,500,000				
Median sale p	rice								
Median price	\$5,300,000	Pro	operty Type	Hou	ise		Suburb	Toorak	
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	32 Murray St PRAHRAN 3181	\$2,485,000	28/10/2023
2	46 Oban St SOUTH YARRA 3141	\$2,430,000	18/11/2023
3	9 Fitzgerald St SOUTH YARRA 3141	\$2,335,000	18/01/2024

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:

27/03/2024 17:02







Property Type: House Agent Comments

Indicative Selling Price \$2,300,000 - \$2,500,000 Median House Price Year ending December 2023: \$5,300,000

Comparable Properties



32 Murray St PRAHRAN 3181 (REI/VG)



Price: \$2,485,000 Method: Auction Sale Date: 28/10/2023 Property Type: House (Res) Land Size: 380 sqm approx Agent Comments

Agent Comments



Price: \$2,430,000 Method: Auction Sale Date: 18/11/2023 Property Type: House (Res) Land Size: 300 sqm approx

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9 Fitzgerald St SOUTH YARRA 3141 (REI)

46 Oban St SOUTH YARRA 3141 (REI/VG)

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(REI) Agent Comments

Price: \$2,335,000 Method: Private Sale Date: 18/01/2024 Property Type: House

Account - Marshall White | P: 03 9822 9999



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