

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 consumer.vic.gov.au/underquoting

Range between

\$2,300,000

&

\$2,500,000

Median sale price

Median price

\$5,300,000

Property Type

House

Suburb

Toorak

Period - From

01/01/2023

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	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



 3
  2
  2

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)

Agent Comments

 3
  1
  2

Price: \$2,485,000

Method: Auction Sale

Date: 28/10/2023

Property Type: House (Res)

Land Size: 380 sqm approx



46 Oban St SOUTH YARRA 3141 (REI/VG)

Agent Comments

 4
  1
  -

Price: \$2,430,000

Method: Auction Sale

Date: 18/11/2023

Property Type: House (Res)

Land Size: 300 sqm approx



9 Fitzgerald St SOUTH YARRA 3141 (REI)

Agent Comments

 3
  2
  1

Price: \$2,335,000

Method: Private Sale

Date: 18/01/2024

Property Type: House

Account - Marshall White | P: 03 9822 9999