## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 12 Power Avenue, Toorak Vic 3142

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$5,000,000		&		\$5,500,000				
Median sale price									
Median price	\$5,300,000	Pro	Property Type Ho		ouse		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 sixmonths 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	5 Elm Gr ARMADALE 3143	\$5,450,000	28/10/2023
2	3 Duffryn PI TOORAK 3142	\$5,080,000	13/10/2023
3			

OR

**B**<sup>\*</sup> 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:

03/04/2024 22:38









Property Type: House Land Size: 585 sqm approx Agent Comments Indicative Selling Price \$5,000,000 - \$5,500,000 Median House Price Year ending December 2023: \$5,300,000

# **Comparable Properties**

5 Elm Gr ARMADALE 3143 (REI) 3 2 2 2 Price: \$5,450,000 Method: Auction Sale Date: 28/10/2023 Property Type: House (Res) Land Size: 528 sqm approx	Agent Comments
3 Duffryn PI TOORAK 3142 (REI/VG) 4  3  6  3  7  6  3  7  7  7  7  7  7  7  7  7  7  7  7  7	Agent Comments

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.

#### Account - RT Edgar | P: 03 9826 1000

propertydata



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