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	13/7 Gordon Street, Toorak Vic 3142
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,900,000	&	\$2,050,000
Range between	\$1,900,000	&	\$2,050,000

Median sale price

Median price	\$3,295,000	Pro	pperty Type To	wnhouse		Suburb	Toorak
Period - From	20/02/2023	to	19/02/2024	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.

Address of comparable property		Price	Date of sale
1	7b Nathan PI WINDSOR 3181	\$2,010,000	16/09/2023
2	1/121 Union St WINDSOR 3181	\$1,960,000	10/11/2023
3	1/7 Gordon St TOORAK 3142	\$1,900,000	25/01/2024

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:	20/02/2024 19:44



RT Edgar

Justine Harris 0407 332 618 justine.harris@rtedgar.com.au

Indicative Selling Price \$1,900,000 - \$2,050,000 **Median Townhouse Price** 20/02/2023 - 19/02/2024: \$3,295,000





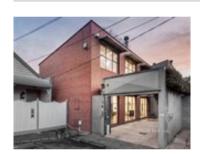
Rooms: 5

Property Type: Unit

Land Size: 3469 sqm approx

Agent Comments

Comparable Properties



7b Nathan PI WINDSOR 3181 (REI/VG)

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Price: \$2,010,000 Method: Auction Sale Date: 16/09/2023

Property Type: House (Res) Land Size: 138 sqm approx

Agent Comments



1/121 Union St WINDSOR 3181 (REI)







Price: \$1,960,000 Method: Private Sale Date: 10/11/2023 Property Type: House Agent Comments



1/7 Gordon St TOORAK 3142 (REI)







Price: \$1,900,000

Method: Sold Before Auction

Date: 25/01/2024

Property Type: House (Res)

Agent Comments

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



