

# 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

13/7 Gordon Street, Toorak Vic 3142

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,900,000

&

\$2,050,000

### Median sale price

Median price \$3,295,000

Property Type Townhouse

Suburb Toorak

Period - From 20/02/2023

to 19/02/2024

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	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



 2    3    2

**Rooms:** 5  
**Property Type:** Unit  
**Land Size:** 3469 sqm approx  
Agent Comments

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

## Comparable Properties



**7b Nathan PI WINDSOR 3181 (REI/VG)**

Agent Comments

 3    2    2

**Price:** \$2,010,000  
**Method:** Auction Sale  
**Date:** 16/09/2023  
**Property Type:** House (Res)  
**Land Size:** 138 sqm approx



**1/121 Union St WINDSOR 3181 (REI)**

Agent Comments

 4    3    2

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



**1/7 Gordon St TOORAK 3142 (REI)**

Agent Comments

 2    2    2

**Price:** \$1,900,000  
**Method:** Sold Before Auction  
**Date:** 25/01/2024  
**Property Type:** House (Res)

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