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

14/74 Mathoura Road, Toorak Vic 3142

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au/	underquot	ing				
Range betweer	n \$630,000		&		\$690,000					
Median sale price										
Median price	\$1,054,500	Pro	operty Type	Unit			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.

Ado	dress of comparable property	Price	Date of sale
1	13/21 Tintern Av TOORAK 3142	\$698,000	01/11/2023
2	15/49 Grange Rd TOORAK 3142	\$670,000	28/09/2023
3	7/29 Coolullah Av SOUTH YARRA 3141	\$640,000	17/10/2023

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:

13/02/2024 12:23









Property Type: Apartment Agent Comments

Indicative Selling Price \$630,000 - \$690,000 Median Unit Price Year ending December 2023: \$1,054,500

Comparable Properties

13/21 Tintern Av TOORAK 3142 (REI/VG) 2 1 1 1 Price: \$698,000 Method: Sold Before Auction Date: 01/11/2023 Property Type: Unit	Agent Comments
15/49 Grange Rd TOORAK 3142 (REI/VG) 2 1 1 1 Price: \$670,000 Method: Private Sale Date: 28/09/2023 Property Type: Apartment	Agent Comments
7/29 Coolullah Av SOUTH YARRA 3141 (REI/VG) 2 1 2 1 1 1 Price: \$640,000 Method: Private Sale Date: 17/10/2023 Property Type: Unit	Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455



propertydata

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