

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

17/14 Springfield Avenue, Toorak Vic 3142

Indicative selling price

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

Single price \$469,000

Median sale price

Median price \$795,000

Property Type Unit

Suburb Toorak

Period - From 01/10/2023

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	5/2a Burnie St TOORAK 3142	\$465,000	08/11/2023
2	1/26 Denbigh Rd ARMADALE 3143	\$452,000	09/12/2023
3	21/68 Mathoura Rd TOORAK 3142	\$450,000	29/08/2023

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:

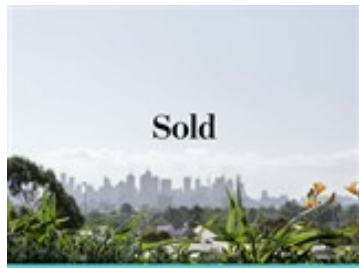
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Rooms: 4
Property Type: Apartment (Res)
Agent Comments

Indicative Selling Price
\$469,000
Median Unit Price
December quarter 2023: \$795,000

Comparable Properties



5/2a Burnie St TOORAK 3142 (REI/VG)

Agent Comments



Price: \$465,000
Method: Private Sale
Date: 08/11/2023
Property Type: Apartment



1/26 Denbigh Rd ARMADALE 3143 (REI)

Agent Comments



Price: \$452,000
Method: Auction Sale
Date: 09/12/2023
Property Type: Unit



21/68 Mathoura Rd TOORAK 3142 (REI/VG)

Agent Comments



Price: \$450,000
Method: Private Sale
Date: 29/08/2023
Property Type: Apartment

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