

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 Vista Grove, Toorak Vic 3142

Indicative selling price

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

Range between \$7,000,000 & \$7,700,000

Median sale price

Median price \$5,580,000 Property Type House Suburb Toorak

Period - From 01/10/2022 to 30/09/2023 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	18 Montalto Av TOORAK 3142	\$7,910,000	30/05/2023
2	45 Bruce St TOORAK 3142	\$7,800,000	22/05/2023
3	24 Fordholm Rd HAWTHORN 3122	\$6,930,000	18/05/2023

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:

24/10/2023 10:26



 4
  4
  2

Rooms: 7
Property Type: House (Res)
Land Size: 664 sqm approx
 Agent Comments

Indicative Selling Price
 \$7,000,000 - \$7,700,000
Median House Price
 Year ending September 2023: \$5,580,000

Comparable Properties



18 Montalto Av TOORAK 3142 (REI/VG)

Agent Comments

 4
  3
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Price: \$7,910,000
Method: Private Sale
Date: 30/05/2023
Property Type: House
Land Size: 781 sqm approx



45 Bruce St TOORAK 3142 (REI/VG)

Agent Comments

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  4
  3

Price: \$7,800,000
Method: Private Sale
Date: 22/05/2023
Property Type: House
Land Size: 715 sqm approx



24 Fordholm Rd HAWTHORN 3122 (REI/VG)

Agent Comments

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  6
  4

Price: \$6,930,000
Method: Private Sale
Date: 18/05/2023
Property Type: House
Land Size: 780 sqm approx

Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371