Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 17 Vista Grove, Toorak Vic 3142

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$7,000,000		&		\$7,700,0	00		
Median sale p	rice							
Median price	\$5,580,000	Pro	operty Type	Hou	se		Suburb	Toorak
Period - From	01/10/2022	to	30/09/2023		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	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

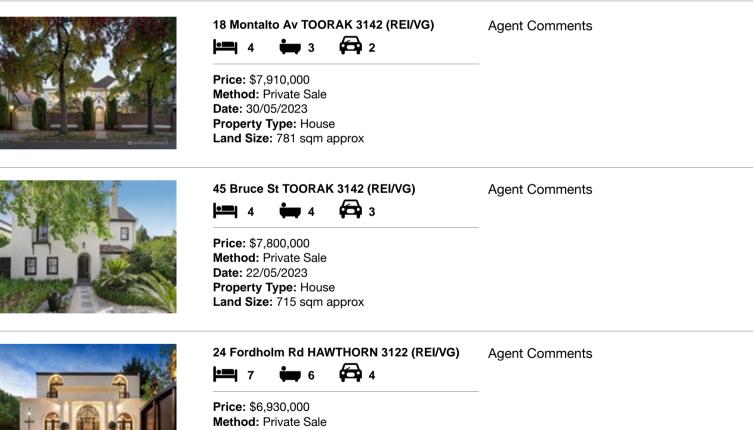






Rooms: 7 Property Type: House (Res) Land Size: 664 sqm approx Agent Comments Indicative Selling Price \$7,000,000 - \$7,700,000 Median House Price Year ending September 2023: \$5,580,000

Comparable Properties



Method: Private Sale Date: 18/05/2023 Property Type: House Land Size: 780 sqm approx

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propertydata

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