

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

33 Canterbury Road, Toorak Vic 3142

Indicative selling price

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

Range between \$1,800,000 & \$1,980,000

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 | 55 Fawkner St SOUTH YARRA 3141 | \$1,905,000 | 19/08/2023 |
| 2 | 30 Mt Pleasant Gr ARMADALE 3143 | \$1,825,000 | 19/08/2023 |
| 3 | | | |

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.

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Michael Torcasio

9645 9699

0434 351 468

michael@whitefoxrealestate.com.au

Indicative Selling Price

\$1,800,000 - \$1,980,000

Median House Price

Year ending September 2023: \$5,580,000



Rooms: 2

Property Type: House

Agent Comments

Comparable Properties



55 Fawkner St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$1,905,000

Method: Auction Sale

Date: 19/08/2023

Property Type: House (Res)

Land Size: 187 sqm approx



30 Mt Pleasant Gr ARMADALE 3143 (REI/VG)

Agent Comments



Price: \$1,825,000

Method: Auction Sale

Date: 19/08/2023

Property Type: House (Res)

Land Size: 160 sqm approx

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.

Account - Whitefox Real Estate | P: 96459699