

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

Indicative selling price

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

Single price \$ or range between &

Median sale price

Median price Property type Suburb

Period - From to Source

Comparable property sales

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
603/339 Toorak Road, South Yarra VIC 3141	\$2,500,000	08/04/2024
102/339 Toorak Road, South Yarra VIC 3141	\$2,500,000	08/03/2024
1/509 Orrong Road, Armadale VIC 3143	\$2,850,000	18/11/2023

This Statement of Information was prepared on:

Agent

Date

Vendor

Date

Vendor

Date