## 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 6/37a Canterbury Road, Toorak Vic 3142

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Range betwee	n \$1,550,000	&	\$1,650,0	000			
Median sale price							
Median price	\$1,000,000	Property Type	e Unit	Suburb	Toorak		
Period - From	01/04/2023	to 31/03/2024	24 So	ource 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 sixmonths 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		
2		
3		

#### OR

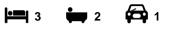
**B**<sup>\*</sup> The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

30/05/2024 10:46







**Property Type:** House (Res) Agent Comments Indicative Selling Price \$1,550,000 - \$1,650,000 Median Unit Price Year ending March 2024: \$1,000,000

# **Comparable Properties**

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 - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393





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