

# 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

7/10 Hopetoun Road, Toorak Vic 3142

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000 & \$880,000

### Median sale price

Median price \$925,100 Property Type Unit Suburb Toorak

Period - From 01/04/2023 to 30/06/2023 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	5/49 Bruce St TOORAK 3142	\$881,000	23/09/2023
2	18/723 Orrong Rd TOORAK 3142	\$850,000	01/04/2023
3	6/3 Struan St TOORAK 3142	\$805,000	29/03/2023

**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:

27/09/2023 09:19



**Rooms:** 3

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**5/49 Bruce St TOORAK 3142 (REI)**

Agent Comments



**Price:** \$881,000

**Method:** Auction Sale

**Date:** 23/09/2023

**Property Type:** Unit



**18/723 Orrong Rd TOORAK 3142 (REI/VG)**

Agent Comments



**Price:** \$850,000

**Method:** Auction Sale

**Date:** 01/04/2023

**Property Type:** Apartment



**6/3 Struan St TOORAK 3142 (REI/VG)**

Agent Comments



**Price:** \$805,000

**Method:** Sold Before Auction

**Date:** 29/03/2023

**Property Type:** Unit