

# 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

7/2a Myoora 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

\$410,000

&

\$450,000

### Median sale price

Median price

\$1,292,500

Property Type

Unit

Suburb

Toorak

Period - From

01/07/2023

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	21/68 Mathoura Rd TOORAK 3142	\$450,000	29/08/2023
2	21/14 Springfield Av TOORAK 3142	\$435,000	07/09/2023
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.

This Statement of Information was prepared on:

02/11/2023 11:28

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**Property Type:** Apartment

[Agent Comments](#)

**Indicative Selling Price**

\$410,000 - \$450,000

**Median Unit Price**

September quarter 2023: \$1,292,500

## Comparable Properties



**21/68 Mathoura Rd TOORAK 3142 (REI)**

[Agent Comments](#)

1   1   1

**Price:** \$450,000

**Method:** Private Sale

**Date:** 29/08/2023

**Property Type:** Apartment



**21/14 Springfield Av TOORAK 3142 (REI)**

[Agent Comments](#)

1   1   1

**Price:** \$435,000

**Method:** Private Sale

**Date:** 07/09/2023

**Property Type:** Apartment

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 - RT Edgar** | P: 03 9826 1000