

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

G01/1 Wallace Avenue, Toorak Vic 3142

Indicative selling price

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

Range between \$1,700,000 & \$1,850,000

Median sale price

Median price \$962,500 Property Type Unit Suburb Toorak

Period - From 01/01/2024 to 31/03/2024 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	301/636 Malvern Rd PRAHRAN 3181	\$1,900,000	16/11/2023
2	5/26 Tintern Av TOORAK 3142	\$1,725,000	26/02/2024
3	5/4 Cromwell Rd SOUTH YARRA 3141	\$1,650,000	23/03/2024

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:

16/04/2024 15:16



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$1,700,000 - \$1,850,000

Median Unit Price

March quarter 2024: \$962,500

Comparable Properties

301/636 Malvern Rd PRAHRAN 3181 (VG)

Agent Comments

2 - -

Price: \$1,900,000

Method: Sale

Date: 16/11/2023

Property Type: Strata Unit/Flat



5/26 Tintern Av TOORAK 3142 (REI)

Agent Comments

2 2 2

Price: \$1,725,000

Method: Private Sale

Date: 26/02/2024

Property Type: Apartment



5/4 Cromwell Rd SOUTH YARRA 3141 (REI)

Agent Comments

2 2 1

Price: \$1,650,000

Method: Auction Sale

Date: 23/03/2024

Property Type: Apartment

Account - Marshall White | P: 03 9822 9999