## 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

1/1 Woorigoleen Road, Toorak Vic 3142

#### Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au | /underquot  | ting |        |        |
|-----------------|-------------------|------|--------------|------|-------------|------|--------|--------|
| Range betweer   | \$3,900,000       |      | &            |      | \$4,290,000 |      |        |        |
| Median sale p   | rice              |      |              |      |             |      |        |        |
| Median price    | \$5,205,556       | Pro  | operty Type  | Hou  | ise         |      | Suburb | Toorak |
| Period - From   | 01/07/2023        | to   | 30/09/2023   |      | So          | urce | 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.

| Ad | dress of comparable property | Price       | Date of sale |
|----|------------------------------|-------------|--------------|
| 1  | 3/25 Tintern Av TOORAK 3142  | \$3,925,000 | 13/09/2023   |
| 2  | 6/547 Toorak Rd TOORAK 3142  | \$3,900,000 | 07/06/2023   |
| 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:

17/10/2023 16:51



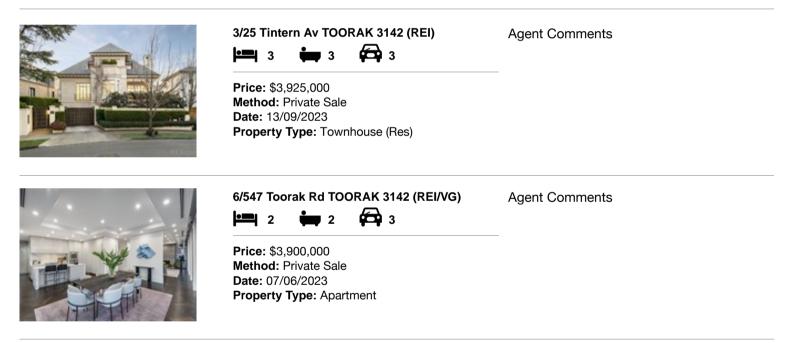




**Property Type:** Apartment Agent Comments

Indicative Selling Price \$3,900,000 - \$4,290,000 Median House Price September quarter 2023: \$5,205,556

# **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 - Marshall White | P: 03 9822 9999





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