

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

Garden Residence/12 Springfield Avenue, Toorak Vic 3142

Indicative selling price

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

Range between

\$4,000,000

&

\$4,400,000

Median sale price

Median price

\$1,054,500

Property Type

Unit

Suburb

Toorak

Period - From

01/01/2023

to

31/12/2023

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	G1/86 Mathoura Rd TOORAK 3142	\$4,610,000	19/10/2023
2	G2/63 Heyington PI TOORAK 3142	\$4,500,000	05/12/2023
3	1/103 Mathoura Rd TOORAK 3142	\$4,000,000	18/09/2023

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:

07/03/2024 17:27



 3  3  2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$4,000,000 - \$4,400,000

Median Unit Price

Year ending December 2023: \$1,054,500

Comparable Properties

G1/86 Mathoura Rd TOORAK 3142 (VG)

Agent Comments

 3  -  -

Price: \$4,610,000

Method: Sale

Date: 19/10/2023

Property Type: Strata Unit/Flat

G2/63 Heyington Pl TOORAK 3142 (VG)

Agent Comments

 3  -  -

Price: \$4,500,000

Method: Sale

Date: 05/12/2023

Property Type: Strata Unit/Flat



1/103 Mathoura Rd TOORAK 3142 (REI/VG)

Agent Comments

 3  3  2

Price: \$4,000,000

Method: Private Sale

Date: 18/09/2023

Property Type: Apartment

Account - Marshall White | P: 03 9822 9999