

# 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

30 Carters Avenue, 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 \$1,450,000 & \$1,550,000

### Median sale price

Median price \$4,455,000 Property Type House Suburb Toorak

Period - From 01/10/2020 to 31/12/2020 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	19 Mathoura Rd TOORAK 3142	\$1,810,000	27/03/2021
2	67 Wilson St SOUTH YARRA 3141	\$1,582,000	05/12/2020
3	90 Chatsworth Rd PRAHRAN 3181	\$1,570,000	24/11/2020

**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: 01/04/2021 08:40



2   1   1

**Property Type:** House (Res)

**Land Size:** 174 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,450,000 - \$1,550,000

**Median House Price**

December quarter 2020: \$4,455,000

## Comparable Properties



**19 Mathoura Rd TOORAK 3142 (REI)**

Agent Comments

2   1   -

**Price:** \$1,810,000

**Method:** Auction Sale

**Date:** 27/03/2021

**Property Type:** House (Res)



**67 Wilson St SOUTH YARRA 3141 (REI/VG)**

Agent Comments

2   1   -

**Price:** \$1,582,000

**Method:** Auction Sale

**Date:** 05/12/2020

**Property Type:** House (Res)

**Land Size:** 166 sqm approx



**90 Chatsworth Rd PRAHRAN 3181 (REI/VG)**

Agent Comments

2   1   -

**Price:** \$1,570,000

**Method:** Private Sale

**Date:** 24/11/2020

**Property Type:** House

**Land Size:** 182 sqm approx