

# 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 45 Bruce Street, 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 \$8,000,000 & \$8,800,000

### Median sale price

Median price \$4,460,000 Property type House Suburb Toorak

Period - From 01/10/2020 to 31/12/2020 Source REIV

### Comparable property sales

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
44 Heyington Place, Toorak	\$8,850,000	19/11/2020
4 Verdant Avenue, Toorak	\$8,100,000	29/10/2020
7 Montalto Avenue, Toorak	\$8,900,000	05/10/2020

This Statement of Information was prepared on: 12 March 2021