

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

11/34 Mathoura Road, Toorak Vic 3142

Indicative selling price

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

Range between \$290,000 & \$319,000

Median sale price

Median price \$950,000 Property Type Unit Suburb Toorak

Period - From 13/07/2020 to 12/07/2021 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.

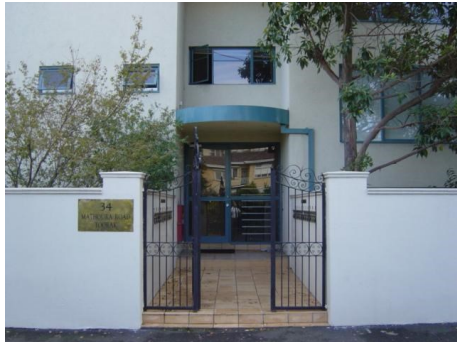
| | Address of comparable property | Price | Date of sale |
|---|-----------------------------------|-----------|--------------|
| 1 | 13/241 Stawell St RICHMOND 3121 | \$310,000 | 05/05/2021 |
| 2 | 3/10 Highbury Gr PRAHRAN 3181 | \$310,000 | 16/03/2021 |
| 3 | 404/13-15 Grattan St PRAHRAN 3181 | \$310,000 | 29/01/2021 |

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:

13/07/2021 16:19



Rooms: 2

Property Type: Unit

Land Size: 893.126 sqm approx

Agent Comments

Comparable Properties



13/241 Stawell St RICHMOND 3121 (REI)

Agent Comments



Price: \$310,000

Method: Private Sale

Date: 05/05/2021

Property Type: Apartment



3/10 Highbury Gr PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$310,000

Method: Private Sale

Date: 16/03/2021

Property Type: Apartment



404/13-15 Grattan St PRAHRAN 3181 (REI)

Agent Comments



Price: \$310,000

Method: Private Sale

Date: 29/01/2021

Property Type: Apartment