

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

Median sale price

(*Delete house or unit as applicable)

Median price *House *Unit Suburb or locality
 Period - From to Source

Comparable property sales

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. 201/86 Mathoura Road, Toorak VIC 3142	\$6,500,000	25/12/2016
2. 101/86 Mathoura Road, Toorak VIC 3142	\$6,400,000	30/06/2017
3. G01/86 Mathoura Road, Toorak VIC 3142	\$3,900,000	04/05/2017