

## 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

4 Martin Court, 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 \$4,650,000

&amp;

\$5,100,000

**Median sale price**

Median price \$4,600,000

House

X

Unit

Suburb Toorak

Period - From 01/10/2017

to

31/12/2017

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	7 Martin Ct TOORAK 3142	\$5,250,000	23/12/2017
2	3 Nola Ct TOORAK 3142	\$4,810,000	20/09/2017
3	2 Cross St TOORAK 3142	\$4,600,000	18/12/2017

**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.