

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

2/12a Bruce Street, Toorak Vic 3142

Indicative selling price

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

Range between \$2,500,000 & \$2,750,000

Median sale price

Median price \$1,012,500 Property Type Unit Suburb Toorak

Period - From 01/10/2018 to 30/09/2019 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	102/14a Woorigoleen Rd TOORAK 3142	\$2,935,800	01/07/2019
2	4/103 Mathoura Rd TOORAK 3142	\$2,880,000	20/07/2019
3	2/10 Martin Ct TOORAK 3142	\$2,700,000	07/06/2019

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:

21/11/2019 16:26

2/12a Bruce Street, Toorak Vic 3142



 3  2  2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$2,500,000 - \$2,750,000

Median Unit Price

Year ending September 2019: \$1,012,500

Comparable Properties

102/14a Woorigoleen Rd TOORAK 3142 (VG)

Agent Comments

 3  -  -

Price: \$2,935,800

Method: Sale

Date: 01/07/2019

Property Type: Strata Unit/Flat



4/103 Mathoura Rd TOORAK 3142 (REI/VG)

Agent Comments

 3  3  3

Price: \$2,880,000

Method: Private Sale

Date: 20/07/2019

Property Type: Apartment



2/10 Martin Ct TOORAK 3142 (REI/VG)

Agent Comments

 2  2  2

Price: \$2,700,000

Method: Sold Before Auction

Date: 07/06/2019

Rooms: 4

Property Type: Apartment

Account - RT Edgar | P: 03 9826 1000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.