

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

3 Irving Road, Toorak Vic 3142

Indicative selling price

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

Single price \$4,500,000

Median sale price

Median price \$4,525,000

Property Type House

Suburb Toorak

Period - From 01/07/2019

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 | 14 Nareeb Ct TOORAK 3142 | \$5,550,000 | 14/06/2019 |
| 2 | 4 Nareeb Ct TOORAK 3142 | \$5,000,000 | 03/10/2019 |
| 3 | 11 Kent Ct TOORAK 3142 | \$4,700,000 | 07/09/2019 |

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:

28/11/2019 13:35

3 Irving Road, Toorak Vic 3142



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$4,500,000

Median House Price
September quarter 2019: \$4,525,000

Comparable Properties



14 Nareeb Ct TOORAK 3142 (REI)

Agent Comments



Price: \$5,550,000
Method: Private Sale
Date: 14/06/2019
Property Type: House (Res)
Land Size: 660 sqm approx



4 Nareeb Ct TOORAK 3142 (REI)

Agent Comments



Price: \$5,000,000
Method: Sold Before Auction
Date: 03/10/2019
Property Type: House (Res)



11 Kent Ct TOORAK 3142 (REI)

Agent Comments



Price: \$4,700,000
Method: Auction Sale
Date: 07/09/2019
Property Type: House (Res)

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.