

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

9 Yar Orrong Road, 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 \$15,500,000 & \$16,500,000

### Median sale price

Median price \$3,205,000

Property Type House

Suburb Toorak

Period - From 01/04/2019

to 30/06/2019

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

~~A\* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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		
2		
3		

OR

~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~

This Statement of Information was prepared on:

02/10/2019 16:34

9 Yar Orrong Road, Toorak Vic 3142

KAY & BURTON

Michael Gibson

03 9820 1111

0418 530 392

mgibson@kayburton.com.au

**Indicative Selling Price**

\$15,500,000 - \$16,500,000

**Median House Price**

June quarter 2019: \$3,205,000



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 2156 sqm approx

Agent Comments

## Comparable Properties

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371



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.