# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 31 Grange Road, Toorak Vic 3142

### Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.go	v.au	/underquc	oting				
Single pric	e \$4,400,000									
Median sale price										
Median price	\$5,200,000	Pro	operty Type	Ηοι	ISE		Suburb	Toorak		
Period - From	19/07/2022	to	18/07/2023		S	ource	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.

Ado	dress of comparable property	Price	Date of sale
1	40 Davis Av SOUTH YARRA 3141	\$4,600,000	17/03/2023
2	24 Clendon Rd TOORAK 3142	\$4,600,000	18/06/2023
3	25 Evans Ct TOORAK 3142	\$4,425,000	22/06/2023

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:

11 /07/2023 10:52







Rooms: 4 Property Type: House Land Size: 443 sqm approx Agent Comments

**Indicative Selling Price** \$4,400,000 Median House Price 19/07/2022 - 18/07/2023: \$5,200,000

# **Comparable Properties**



40 Davis Av SOUTH YARRA 3141 (REI) **Ò** 1



Price: \$4,600,000 Method: Expression of Interest Date: 17/03/2023 Property Type: House (Res) Land Size: 502 sqm approx

Agent Comments

Agent Comments



**6** 2 4 2

24 Clendon Rd TOORAK 3142 (REI)



Price: \$4,600,000 Method: Private Sale Date: 18/06/2023 Property Type: House

25 Evans Ct TOORAK 3142 (REI)



Price: \$4,425,000 Method: Private Sale Date: 22/06/2023 Property Type: House Land Size: 593 sqm approx Agent Comments

Account - Prestige Homes of Victoria | P: 03 9867 6666





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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.