

# 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

104/2 Bruce Street, Toorak Vic 3142

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$5,950,000

### Median sale price

Median price

\$2,900,000

Property Type

Townhouse

Suburb

Toorak

Period - From

01/07/2023

to

30/06/2024

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.~~

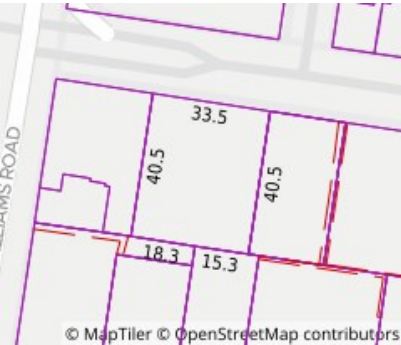
	Address of comparable property	Price	Date of sale
1	G04/2 Bruce St TOORAK 3142	\$4,350,000	16/05/2024
2			
3			

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:

01/07/2024 11:01



Property Type:  
Agent Comments

Indicative Selling Price  
\$5,950,000  
Median Townhouse Price  
01/07/2023 - 30/06/2024: \$2,900,000

## Comparable Properties

G04/2 Bruce St TOORAK 3142 (REI)

Agent Comments



Price: \$4,350,000  
Method: Private Sale  
Date: 16/05/2024  
Property Type: Apartment

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.