

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

204/2 Bruce Street, Toorak Vic 3142

Indicative selling price

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

Single price \$6,350,000

Median sale price

Median price \$2,900,000

Property Type Townhouse

Suburb Toorak

Period - From 17/07/2023

to 16/07/2024

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:

17/07/2024 11:32



Property Type:
Agent Comments

Indicative Selling Price
\$6,350,000
Median Townhouse Price
17/07/2023 - 16/07/2024: \$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.