## 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

Penthouse/5 Brookville Road, Toorak Vic 3142

#### Indicative selling price

		consumer.v		

Single price \$6,490,000

#### Median sale price

Median price	\$901,000	Pro	operty Type Unit	:	Suburb	Toorak
Period - From	02/12/2023	to	01/12/2024	Sourc	e 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	2/2A Hopetoun Rd TOORAK 3142	\$6,500,000	19/06/2024
2			
3			

#### OR

**B**<sup>\*</sup> 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:

02/12/2024 15:00







**Property Type:** Agent Comments Indicative Selling Price \$6,490,000 Median Unit Price 02/12/2023 - 01/12/2024: \$901,000

# **Comparable Properties**

2/2A Hopetoun Rd TOORAK 3142 (REI/VG)

Agent Comments

Price: \$6,500,000 Method: Private Sale Date: 19/06/2024 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.

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