

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	3/22 Wallace Avenue, Toorak, VIC 3142
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Indicative selling price

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

Single price		or range between	\$1,450,000	&	\$1,550,000
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Median sale price

Median price	\$ 1,060,000	Property type	Unit	Suburb	Toorak
Period - From	21/08/2023	to	20/08/2024	Source	pdol

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	4/ 30 Lansell Rd, Toorak Vic	\$1,400,000	24/05/2024
2	8/ 16 Woorigoleen Rd, Toorak Vic	\$1,550,000	12/04/2024
3	204/ 4 Cromwell Rd, South Yarra Vic	\$1,650,000	05/06/2024

This Statement of Information was prepared on: 21/08/2024

