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	3/29 May Road Toorak VIC 3142

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$480,000	&	$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,270,000	Property type	Unit	Suburb	Toorak
Period-from	01 Nov 2020	to	31 Oct 2021	Source	Corelogic

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 6 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
8/26 Grandview Grove Prahran VIC 3181	$491,000	28-Oct-21
5/17 Ellesmere Road Windsor VIC 3181	$492,000	18-May-21
22/36 Grange Road Toorak VIC 3142	$520,000	25-Jun-21

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 6 months.~~

This Statement of Information was prepared on: 15 November 2021

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8/26 Grandview Grove Prahran VIC 3181

1 1 1

Sold Price RS **$491,000** Sold Date **28-Oct-21**

Distance **0.52km**



5/17 Ellesmere Road Windsor VIC 3181

1 1 1

Sold Price **$492,000** Sold Date **18-May-21**

Distance **1.2km**



22/36 Grange Road Toorak VIC 3142

1 1 1

Sold Price **$520,000** Sold Date **25-Jun-21**

Distance **1.24km**

RS = Recent sale **UN** = Undisclosed Sale

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