



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

8/2A-4A Myoora Road, Toorak, 3142

Indicative selling price

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

Single price

or range between

\$410,000.00

&

\$440,000.00

Median sale price

Median price

\$1,199,000.00

Property type

Unit/Apartment

Suburb

TOORAK

Period - From

Apr 2024

to

Jun 2024

Source

REIV

Comparable property sales

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
15/68 Mathoura Rd TOORAK 3142	\$442,000.00	27/07/2024
1/500 Glenferrie Rd HAWTHORN 3122	\$425,000.00	21/06/2024
9/7a Motherwell St SOUTH YARRA 3141	\$436,000.00	3/06/2024

This Statement of Information was prepared on:

Monday 05th August 2024