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	20/21 Bruce Street, Toorak Vic 3142

Indicative selling price

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

Single price $429,000

Median sale price

Median price $960,000 Property Type Unit Suburb Toorak

Period - From 19/02/2021 to 18/02/2022 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	8/51 Murphy St SOUTH YARRA 3141	$420,000	22/12/2021
2	15/43 Caroline St SOUTH YARRA 3141	$420,000	04/11/2021
3	18/672 Malvern Rd PRAHRAN 3181	$412,500	03/01/2022

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: 19/02/2022 17:00

20/21 Bruce Street, Toorak Vic 3142



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$429,000
Median Unit Price
19/02/2021 - 18/02/2022: $960,000

Comparable Properties



8/51 Murphy St SOUTH YARRA 3141 (REI/VG)

1 1 1

Agent Comments

Price: $420,000
Method: Private Sale
Date: 22/12/2021
Property Type: Apartment
Land Size: 42 sqm approx



15/43 Caroline St SOUTH YARRA 3141 (REI/VG)

1 1 1

Agent Comments

Price: $420,000
Method: Private Sale
Date: 04/11/2021
Property Type: Apartment



18/672 Malvern Rd PRAHRAN 3181 (REI)

1 1 1

Agent Comments

Price: $412,500
Method: Private Sale
Date: 03/01/2022
Property Type: Apartment

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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