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	11 Canberra Road, Toorak Vic 3142

Indicative selling price

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

Single price $4,200,000

Median sale price

Median price $5,700,000 Property Type House Suburb Toorak

Period - From 24/03/2022 to 23/03/2023 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	11 Landen Pl TOORAK 3142	$4,760,000	26/10/2022
2	9 Martin Ct TOORAK 3142	$4,400,000	23/11/2022
3	4 Turnbull Av TOORAK 3142	$4,250,000	25/10/2022

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: 24/03/2023 17:17

11 Canberra Road, Toorak Vic 3142



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$4,200,000
Median House Price
24/03/2022 - 23/03/2023: $5,700,000

Comparable Properties



11 Landen Pl TOORAK 3142 (REI/VG)

4 4 3

Price: $4,760,000
Method: Private Sale
Date: 26/10/2022
Property Type: House
Land Size: 467 sqm approx

Agent Comments



9 Martin Ct TOORAK 3142 (VG)

4 - -

Price: $4,400,000
Method: Sale
Date: 23/11/2022
Property Type: House (Res)
Land Size: 667 sqm approx

Agent Comments



4 Turnbull Av TOORAK 3142 (REI/VG)

5 3 2

Price: $4,250,000
Method: Private Sale
Date: 25/10/2022
Property Type: House (Res)
Land Size: 890 sqm approx

Agent Comments

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

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