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	2 Burnie Street, Toorak Vic 3142

Indicative selling price

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

Range between $7,000,000 & $7,700,000

Median sale price

Median price $5,860,000 Property Type House Suburb Toorak

Period - From 01/04/2022 to 31/03/2023 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	24 Hopetoun Rd TOORAK 3142	$9,000,000	04/04/2023
2	21 Montalto Av TOORAK 3142	$9,000,000	07/02/2023
3	2 Moonga Rd TOORAK 3142	$7,200,000	15/12/2022

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: 15/05/2023 09:27

2 Burnie Street, Toorak Vic 3142



5 4 4

Property Type: House
Land Size: 1210 sqm approx

Agent Comments

Indicative Selling Price
$7,000,000 - $7,700,000
Median House Price
Year ending March 2023: $5,860,000

Comparable Properties

24 Hopetoun Rd TOORAK 3142 (REI)

4 2 3

Agent Comments

Price: $9,000,000
Method:
Date: 04/04/2023
Property Type: House

21 Montalto Av TOORAK 3142 (REI)

5 3 4

Agent Comments

Price: $9,000,000
Method:
Date: 07/02/2023
Property Type: House

2 Moonga Rd TOORAK 3142 (REI)

5 3 2

Agent Comments

Price: $7,200,000
Method:
Date: 15/12/2022
Property Type: House

Account - RT Edgar | P: 03 9826 1000

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