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 Millicent Avenue, Toorak Vic 3142

Indicative selling price

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

Range between $4,500,000 & $4,900,000

Median sale price

Median price $5,087,500 Property Type House Suburb Toorak

Period - From 01/10/2021 to 30/09/2022 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	1 Lambert Rd TOORAK 3142	$4,400,000	05/08/2022
2	41 Motherwell St SOUTH YARRA 3141	$4,040,000	03/09/2022
3			

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: 24/11/2022 16:42

3 Millicent Avenue, Toorak Vic 3142



4 3 1

Property Type: House

Agent Comments

Indicative Selling Price
$4,500,000 - $4,900,000
Median House Price
Year ending September 2022: $5,087,500

Comparable Properties



1 Lambert Rd TOORAK 3142 (REI/VG)

2 - -

Price: $4,400,000
Method: Private Sale
Date: 05/08/2022
Property Type: House (Res)
Land Size: 225 sqm approx

Agent Comments



41 Motherwell St SOUTH YARRA 3141 (REI/VG)

3 2 2

Price: $4,040,000
Method: Auction Sale
Date: 03/09/2022
Property Type: House (Res)
Land Size: 399 sqm approx

Agent Comments

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.

Account - Jellis Craig | P: 03 9864 5000

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