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	17/21 Tintern Avenue, Toorak Vic 3142

Indicative selling price

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

Range between $420,000 & $450,000

Median sale price

Median price $1,292,500 Property Type Unit Suburb Toorak

Period - From 01/07/2023 to 30/09/2023 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	21/68 Mathoura Rd TOORAK 3142	$450,000	29/08/2023
2	14/393 Toorak Rd SOUTH YARRA 3141	$440,000	06/05/2023
3	21/14 Springfield Av TOORAK 3142	$435,000	07/09/2023

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: 03/11/2023 13:35

17/21 Tintern Avenue, Toorak Vic 3142



1 1 0

Property Type: Apartment

Agent Comments

Indicative Selling Price
$420,000 - $450,000
Median Unit Price
September quarter 2023: $1,292,500

Comparable Properties



21/68 Mathoura Rd TOORAK 3142 (REI)

1 1 1

Price: $450,000
Method: Private Sale
Date: 29/08/2023
Property Type: Apartment

Agent Comments



14/393 Toorak Rd SOUTH YARRA 3141 (REI/VG)

1 1 -

Price: $440,000
Method: Auction Sale
Date: 06/05/2023
Property Type: Apartment

Agent Comments



21/14 Springfield Av TOORAK 3142 (REI)

1 1 1

Price: $435,000
Method: Private Sale
Date: 07/09/2023
Property Type: Apartment

Agent Comments

Account - RT Edgar | P: 03 9826 1000

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