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	3/4 Selwyn Court, Toorak Vic 3142

Indicative selling price

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

Range between $1,800,000 & $1,980,000

Median sale price

Median price $2,675,000 Property Type Townhouse Suburb Toorak

Period - From 26/09/2022 to 25/09/2023 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	1/39 Grandview Gr PRAHRAN 3181	$1,865,000	02/09/2023
2	5 Tower Ct ARMADALE 3143	$1,950,000	01/04/2023
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: 26/09/2023 15:17

3/4 Selwyn Court, Toorak Vic 3142



3 1 2

Property Type: Townhouse
Land Size: 416 sqm approx

Agent Comments

Indicative Selling Price
$1,800,000 - $1,980,000
Median Townhouse Price
26/09/2022 - 25/09/2023: $2,675,000

Comparable Properties



1/39 Grandview Gr PRAHRAN 3181 (REI)

3 2 2

Price: $1,865,000
Method: Auction Sale
Date: 02/09/2023
Property Type: House (Res)

Agent Comments



5 Tower Ct ARMADALE 3143 (REI/VG)

2 2 2

Price: $1,950,000
Method: Auction Sale
Date: 01/04/2023
Property Type: Townhouse (Res)

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 - RT Edgar | P: 03 9826 1000

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