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	23 Glen Road, Toorak Vic 3142

Indicative selling price

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

Range between $6,000,000 & $6,500,000

Median sale price

Median price $4,455,000 Property Type House Suburb Toorak

Period - From 01/10/2020 to 31/12/2020 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	7 Flete Av ARMADALE 3143	$6,507,500	01/12/2020
2	18 Selborne Rd TOORAK 3142	$6,358,000	30/10/2020
3	31 Power St TOORAK 3142	$6,300,000	15/03/2021

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: 08/04/2021 07:09

23 Glen Road, Toorak Vic 3142

RT Edgar

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4 3 3

Rooms: home office
Property Type: House
Land Size: 793 sqm approx

Agent Comments

Vast Under house storage

Indicative Selling Price
$6,000,000 - $6,500,000
Median House Price
December quarter 2020: $4,455,000

Comparable Properties



7 Flete Av ARMADALE 3143 (VG)

4 - -

Price: $6,507,500
Method: Sale
Date: 01/12/2020
Property Type: House (Res)
Land Size: 676 sqm approx

Agent Comments



18 Selborne Rd TOORAK 3142 (REI/VG)

4 2 4

Price: $6,358,000
Method: Private Sale
Date: 30/10/2020
Property Type: House
Land Size: 740 sqm approx

Agent Comments



31 Power St TOORAK 3142 (REI)

5 4 4

Price: $6,300,000
Method: Private Sale
Date: 15/03/2021
Property Type: House

Agent Comments

Land 483m2

REIV THE DIFFERENCE

propertydata .com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.