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	63 Hopetoun Road, Toorak Vic 3142

Indicative selling price

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

Single price: $7,000,000

Median sale price

Median price: $5,500,000 Property Type: House Suburb: Toorak

Period - From: 29/07/2020 to: 28/07/2021 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	10-12 Devorgilla Av TOORAK 3142	$7,200,000	02/06/2021
2	5 Glyndebourne Av TOORAK 3142	$7,500,000	22/05/2021
3	3 Highgate Hill TOORAK 3142	$7,250,000	16/03/2021

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: 29/07/2021 18:00

63 Hopetoun Road, Toorak Vic 3142

Helena Chow
03 9825 7157
0407 226 828
hchow@rtedgar.com.au



4 -

Property Type: House (Previously Occupied - Detached)
Land Size: 585 sqm approx

Agent Comments

Indicative Selling Price
$7,000,000
Median House Price
29/07/2020 - 28/07/2021: $5,500,000

Comparable Properties



10-12 Devorgilla Av TOORAK 3142 (REI)

12 12 12

Price: $7,200,000
Method: Auction Sale
Date: 02/06/2021
Property Type: House (Res)

Agent Comments



5 Glyndebourne Av TOORAK 3142 (REI)

4 5 4

Price: $7,500,000
Method: Auction Sale
Date: 22/05/2021
Property Type: House (Res)

Agent Comments



3 Highgate Hill TOORAK 3142 (VG)

4 - -

Price: $7,250,000
Method: Sale
Date: 16/03/2021
Property Type: House (Res)
Land Size: 673 sqm approx

Agent Comments

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.