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	6/1 Mcmaster Court, Toorak Vic 3142

Indicative selling price

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

Range between $750,000 & $790,000

Median sale price

Median price $1,055,000 Property Type Unit Suburb Toorak

Period - From 04/11/2020 to 03/11/2021 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	11/8 Washington St TOORAK 3142	$788,169	18/05/2021
2	6/2 Maple Gr TOORAK 3142	$770,000	30/06/2021
3	14/630 Toorak Rd TOORAK 3142	$760,000	06/08/2021

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: 04/11/2021 16:42

6/1 Mcmaster Court, Toorak Vic 3142



2 -

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$750,000 - $790,000
Median Unit Price
04/11/2020 - 03/11/2021: $1,055,000

Comparable Properties

11/8 Washington St TOORAK 3142 (VG)

2 - -

Price: $788,169
Method: Sale
Date: 18/05/2021
Property Type: Strata Unit/Flat

Agent Comments



6/2 Maple Gr TOORAK 3142 (VG)

2 - -

Price: $770,000
Method: Sale
Date: 30/06/2021
Property Type: Strata Unit/Flat

Agent Comments



14/630 Toorak Rd TOORAK 3142 (REI)

2 1 1

Price: $760,000
Method: Sold Before Auction
Date: 06/08/2021
Property Type: Apartment

Agent Comments

Account - RT Edgar | P: 03 9826 1000

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