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 Grosvenor Court, Toorak Vic 3142

Indicative selling price

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

Range between $5,000,000 & $5,500,000

Median sale price

Median price $4,400,000 Property Type House Suburb Toorak

Period - From 01/10/2019 to 30/09/2020 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	10 Highgate Hill TOORAK 3142	$5,750,000	04/12/2020
2	8 Montalto Av TOORAK 3142	$5,500,000	30/07/2020
3	33 Montalto Av TOORAK 3142	$5,200,000	26/08/2020

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: 15/01/2021 11:42

RT Edgar



4 2 2

Property Type: House
Land Size: 757 sqm approx

Agent Comments

Indicative Selling Price
$5,000,000 - $5,500,000
Median House Price
Year ending September 2020: $4,400,000

Comparable Properties



10 Highgate Hill TOORAK 3142 (REI)

6 6 5

Price: $5,750,000
Method: Private Sale
Date: 04/12/2020
Property Type: House (Res)
Land Size: 790 sqm approx

Agent Comments



8 Montalto Av TOORAK 3142 (REI/VG)

4 3 5

Price: $5,500,000
Method: Private Sale
Date: 30/07/2020
Property Type: House
Land Size: 660 sqm approx

Agent Comments



33 Montalto Av TOORAK 3142 (REI/VG)

3 2 2

Price: $5,200,000
Method: Private Sale
Date: 26/08/2020
Rooms: 5
Property Type: House (Res)
Land Size: 836 sqm approx

Agent Comments

REIV 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.