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<br>Including suburb and postcode | Penthouse/9 Heyington Place, Toorak Vic 3142 |

## Indicative selling price

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

Range between $5,500,000 & $6,000,000

## Median sale price

Median price $1,199,000 Property Type Unit Suburb Toorak

Period - From 01/04/2024 to 30/06/2024 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.~~

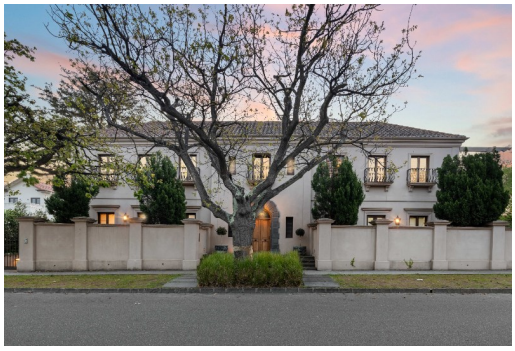
| Address of comparable property | Price | Date of sale |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |

**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: 03/10/2024 13:46

# Penthouse/9 Heyington Place, Toorak Vic 3142



4 3 5

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$5,500,000 - $6,000,000
**Median Unit Price**
June quarter 2024: $1,199,000

## Comparable Properties

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** - Marshall White | P: 03 9822 9999

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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.

MARSHALLWHITE

Date: 03/10/2024

**Re:** **Sale of** Penthouse, 9 Heyington Place, Toorak
**No Comparable Sales on Statement of Information**

The estate agent or agent's representative reasonably believes that there are no recent or relevant comparable properties which should be listed on the Statement of Information for the following reasons;

- ☑ No comparable properties within the last 6 months;
- ☐ No comparable properties within 2 kilometres of the property;
- ☐ Other reason as specified below (include reasons);

Details supporting the other reason/s above are:

We (agent) determined the estimate selling range on the authority by;

- ☑ Market knowledge of the area
- ☐ Used comparable properties outside of 6 months
- ☐ Other reason as specified below (include reasons);

Details supporting the other reason/s above are:

**Signed on behalf of Agent:**

*Nicholas Brooks*

*Name*



*Signature*