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

13 Turnbull Avenue, Toorak Vic 3142

Indicative selling price

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

Range between | $3,850,000 | & | $4,200,000

Median sale price

| Median price | $4,719,000 | Property Type | House | Suburb | Toorak |

| Period - From | 01/10/2023 | to | 30/09/2024 | 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	55 Heyington Pl TOORAK 3142	$4,250,000	06/07/2024
2	7 Moonga Rd TOORAK 3142	$4,300,000	11/06/2024
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: | 29/10/2024 15:21

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13 Turnbull Avenue, Toorak Vic 3142

4 **3** **2**

Property Type: House
Land Size: 622 sqm approx

Agent Comments

Indicative Selling Price
$3,850,000 - $4,200,000
Median House Price
Year ending September 2024: $4,719,000

Comparable Properties

55 Heyington Pl TOORAK 3142 (REI)

- - -

Price: $4,250,000
Method:
Date: 06/07/2024
Property Type: House

Agent Comments

7 Moonga Rd TOORAK 3142 (REI)

- - -

Price: $4,300,000
Method:
Date: 11/06/2024
Property Type: House

Agent Comments

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 - RT Edgar | P: 03 9826 1000