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 | 4/27 Wallace Avenue, Toorak Vic 3142 |

## Indicative selling price

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

Range between $700,000 & $770,000

## Median sale price

Median price $945,000 Property Type Unit Suburb Toorak

Period - From 01/01/2024 to 31/12/2024 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 | 9/53 Grange Rd TOORAK 3142 | $765,000 | 16/01/2025 |
| 2 | 5/32 Bruce St TOORAK 3142 | $765,000 | 31/08/2024 |
| 3 | 4/411 Toorak Rd TOORAK 3142 | $775,000 | 22/08/2024 |

**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: 21/01/2025 15:09

# 4/27 Wallace Avenue, Toorak Vic 3142



2 1 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$700,000 - $770,000
**Median Unit Price**
Year ending December 2024: $945,000

## Comparable Properties



**9/53 Grange Rd TOORAK 3142 (REI)**

2 1 1

**Price:** $765,000
**Method:** Private Sale
**Date:** 16/01/2025
**Property Type:** Apartment

Agent Comments



**5/32 Bruce St TOORAK 3142 (REI/VG)**

2 1 1

**Price:** $765,000
**Method:** Sold Before Auction
**Date:** 31/08/2024
**Property Type:** Apartment

Agent Comments



**4/411 Toorak Rd TOORAK 3142 (REI/VG)**

2 1 1

**Price:** $775,000
**Method:** Sold Before Auction
**Date:** 22/08/2024
**Property Type:** Apartment

Agent Comments

**Account** - Jellis Craig | P: 03 9864 5000

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