## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 44 Bruce Street, Toorak Vic 3142

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,300,000		&		\$2,500,000			
Median sale p	rice							
Median price	\$4,500,000	Pro	operty Type	Hou	ISE		Suburb	Toorak
Period - From	19/02/2020	to	18/02/2021		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	18 Balmerino Av TOORAK 3142	\$2,250,000	12/02/2021
2			
3			

#### OR

**B**<sup>\*</sup> 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:

19/02/2021 15:02









Property Type: House (Previously Occupied - Detached) Land Size: 248 sqm approx Agent Comments Indicative Selling Price \$2,300,000 - \$2,500,000 Median House Price 19/02/2020 - 18/02/2021: \$4,500,000

# **Comparable Properties**



18 Balmerino Av TOORAK 3142 (REI)



Price: \$2,250,000 Method: Private Sale Date: 12/02/2021 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 - Biggin & Scott | P: 03 9429 9177





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.