

## 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 10/3 Struan Street, Toorak Vic 3142

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$695,000

#### Median sale price

Median price \$942,500 House Unit X Suburb Toorak

Period - From 01/04/2018 to 30/06/2018 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	14/3 Struan St TOORAK 3142	\$785,000	16/07/2018
2	8/41 Rockley Rd SOUTH YARRA 3141	\$720,000	27/09/2018
3	15/65-69 Riversdale Rd HAWTHORN 3122	\$710,000	03/10/2018

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.



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**Rooms:** 3  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$695,000  
**Median Unit Price**  
June quarter 2018: \$942,500

## Comparable Properties



**14/3 Struan St TOORAK 3142 (REI)**

**Agent Comments**

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**Price:** \$785,000  
**Method:** Private Sale  
**Date:** 16/07/2018  
**Rooms:** 3  
**Property Type:** Apartment



**8/41 Rockley Rd SOUTH YARRA 3141 (REI)**

**Agent Comments**

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**Price:** \$720,000  
**Method:** Private Sale  
**Date:** 27/09/2018  
**Rooms:** -  
**Property Type:** Apartment



**15/65-69 Riversdale Rd HAWTHORN 3122 (REI)**

**Agent Comments**

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**Price:** \$710,000  
**Method:** Sold Before Auction  
**Date:** 03/10/2018  
**Rooms:** 4  
**Property Type:** Apartment