

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and
postcode

12 Springfield Avenue, Toorak Vic 3142

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
3 Bedroom Apartment	\$	Range between	\$4,680,000		\$5,148,000
4 Bedroom Apartment	\$7,150,000	Or range between	\$		\$

Suburb unit median sale price

Median price

\$925,000

Suburb

Toorak

Period - From

01/10/2018

To

31/12/2018

Source

REIV

Comparable property sales

These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
3 Bedroom Apartment	2/38 Washington Street, Toorak	\$6,300,000	27/12/2018
	3/29 Washington Street, Toorak	\$6,200,000	05/12/2018
	3/82 Mathoura Road, Toorak	\$4,000,000	20/09/2018

Unit type or class
E.g. One bedroom units

Address of comparable unit

4 Bedroom Apartment

The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months