

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

20 Ruabon Road, Toorak Vic 3142

Indicative selling price

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

Single price \$1,895,000

Median sale price

Median price \$1,292,500

Property Type Unit

Suburb Toorak

Period - From 01/07/2023

to 30/09/2023

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	42 Hardy St SOUTH YARRA 3141	\$1,850,000	16/08/2023
2	9/512 Toorak Rd TOORAK 3142	\$1,800,000	13/11/2023
3	1/23 Wynnstay Rd PRAHRAN 3181	\$1,640,000	26/08/2023

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:

05/12/2023 09:30



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,895,000

Median Unit Price

September quarter 2023: \$1,292,500

Comparable Properties



42 Hardy St SOUTH YARRA 3141 (REI/VG)

Agent Comments

3 2 1

Price: \$1,850,000

Method: Private Sale

Date: 16/08/2023

Property Type: House

Land Size: 100 sqm approx



9/512 Toorak Rd TOORAK 3142 (REI)

Agent Comments

3 2 2

Price: \$1,800,000

Method: Private Sale

Date: 13/11/2023

Property Type: Apartment



1/23 Wynnstey Rd PRAHRAN 3181 (REI/VG)

Agent Comments

3 2 2

Price: \$1,640,000

Method: Auction Sale

Date: 26/08/2023

Property Type: Townhouse (Res)

Account - Marshall White | P: 03 9822 9999