## Statement of Information

## Single residential property located in the Melbourne metropolitan area

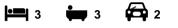
## Section 47AF of the Estate Agents Act 1980

Property offered for sale											
Address Including suburb and postcode 2 Buddle Drive, Toorak Vic 3142											
Indicative selling price											
For the meaning of this price see consumer.vic.gov.au/underquoting											
Range between \$3,000,000				&		\$3,300,000					
Median sale price											
Media	an price \$	\$4,800,000	Pr	operty Type	Hous	e		Subi	urb	Toorak	
Period - From 01/07/2023			to	30/06/2024		Sc	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									Pr	ice	Date of sale
1											
2											
3											
OR											
B*		te agent or age s were sold wit									
This Statement of Information was prepared on:								01/08/2024 11:57			









**Property Type:** House Agent Comments

Indicative Selling Price \$3,000,000 - \$3,300,000 Median House Price Year ending June 2024: \$4,800,000

## Comparable Properties

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** - RT Edgar | P: 03 9826 1000



