



## STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR  
OUTSIDE THE MELBOURNE METROPOLITAN AREA

**Sections 47AF of the Estate Agents Act 1980**

PROPERTY OFFERED FOR SALE

**19 Devorgilla Avenue, Toorak, VIC 3142**

INDICATIVE SELLING PRICE

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

**Range Between \$5,250,000 & \$5,750,000**

MEDIAN SALE PRICE

**Median price \$4,347,500 | House | Toorak (3142)**

**Period - From 1 July 2017 to 30 June 2018 | Source - REIV**

COMPARABLE PROPERTY SALES

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      |
|--|--------------------|-------------------|
| <b>27 LINLITHGOW ROAD, TOORAK VIC 3142</b> | <b>\$5,800,000</b> | <b>24/03/2018</b> |
| <b>11/3 STRUAN STREET, TOORAK VIC 3142</b> | <b>\$5,510,000</b> | <b>24/03/2018</b> |
| <b>25 DENHAM PLACE, TOORAK VIC 3142</b>    | <b>\$5,500,000</b> | <b>17/03/2018</b> |