



---

## 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

**61 Albany Road, 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 \$7,500,000 & \$8,250,000**

---

MEDIAN SALE PRICE

**Median price \$3,925,000 | House | Toorak (3142)**

**Period - From 1 April 2018 to 31 March 2019 | Source - REIV**

---

COMPARABLE PROPERTY SALES

**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.**