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
21/14 Springfield Avenue, Toorak Vic 3142

Indicative selling price

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

Range between $415,000 & $450,000

Median sale price

| Median price | $925,100 | Property Type | Unit | Suburb | Toorak |

| Period - From | 01/04/2023 | to | 30/06/2023 | 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 5/14 Springfield Av TOORAK 3142	$552,500	25/03/2023
2 9/569 Orrong Rd ARMADALE 3143	$420,000	25/08/2023
3 13/14 Springfield Av TOORAK 3142	$405,000	08/06/2023

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: 30/08/2023 16:41

CONSUMER AFFAIRS VICTORIA

21/14 Springfield Avenue, Toorak Vic 3142

🛏 1   🛁 1   🚗 1

Property Type: Apartment

Agent Comments

Comparable Properties

5/14 Springfield Av TOORAK 3142 (REI/VG)

🛏 1   🛁 1   🚗 1

Price: $552,500
Method: Auction Sale
Date: 25/03/2023
Property Type: Apartment

Agent Comments

9/569 Orrong Rd ARMADALE 3143 (REI)

🛏 1   🛁 1   🚗 1

Price: $420,000
Method: Private Sale
Date: 25/08/2023
Property Type: Apartment

Agent Comments

13/14 Springfield Av TOORAK 3142 (REI/VG)

🛏 1   🛁 -   🚗 -

Price: $405,000
Method: Private Sale
Date: 08/06/2023
Property Type: Apartment

Agent Comments

Account - Little Real Estate | P: 07 3037 0255