



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

4/3 Tahara Road,  
TOORAK 3142

### Indicative selling price

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

**Range \$700,000 - \$770,000**

### Median sale price

Median **House** for **T OORAK** for period **Oct 2017 - Dec 2017**

Sourced from **Property Data**.

**\$940,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**49/8 Wallen Rd,**  
Hawthorn 3122

Price **\$755,200** Sold 15  
December 2017

**5/66 Mathoura Rd,**  
Toorak 3142

Price **\$731,000** Sold 18  
November 2017

**5/5 Selwyn Ct,**  
Toorak 3142

Price **\$707,000** Sold 05  
August 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Property Data.

### Contact agents

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