

RT Edgar

STATEMENT OF INFORMATION

31 October 2017

Property offered for sale

26/46 Lansell Road, Toorak 3142

Indicative selling price

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

Range
between

\$750,000

&

\$800,000

Median sale price

Median price	\$890,250	House	Unit	X	Suburb	Toorak
Period - From	JUNE 2017	to	SEPTEMBER 2017	Source	PDOL	

Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Toorak estate agent and Jack Edgar consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 11/13 Rockley Road, South Yarra	\$800,000	12/10/2017
2 3/7 Rockley Road, South Yarra	\$785,000	03/10/2017
3 72/46 Lansell Road, Toorak	\$750,000	06/07/2017