

RT Edgar

STATEMENT OF INFORMATION

12 June 2018

Property offered for sale

71 Grange Road, Toorak 3142

Indicative selling price

Single Price \$3,550,000

Median sale price

Median price	\$4,175,000	House	X	Unit	Suburb	Toorak
Period - From	01/01/2018	to	31/03/2018	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 RT Edgar (Toorak) estate agent and (Helena Chow) consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 18 Oxford Street, South Yarra	\$3,500,000	02/02/2018
2 26 Ross Street, Toorak	\$3,425,000	21/10/2017
3 2a Verdant Avenue, Toorak	\$3,550,000	28/10/2017