

# RT Edgar

## STATEMENT OF INFORMATION

1 May 2019

### Property offered for sale

10C Holloway Street, Ormond VIC 3204

### Indicative selling price

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

Range  
between \$900,000 & \$990,000

### Median sale price

Median price	\$1,482,500	House	X	Unit	Suburb	Ormond
Period - From	01/01/2018	to	31/12/2018	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 and estate agent Rudy Van Der Berg consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 1/22 Clements Street, Bentleigh East 3156	\$941,000	27/04/2019
2 2/24 Field Street, Bentleigh 3204	\$935,000	16/02/2019
3 1/17 Wanalta Road, Carnegie 3163	\$932,000	06/04/2019