

RT Edgar

STATEMENT OF INFORMATION

20 March 2018

Property offered for sale

7/1 Monaro Road, Kooyong VIC 3144

Indicative selling price

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

Single price \$1,650,000

Median sale price

Median price House x Suburb Kooyong

Period - From 01/10/2017 to 31/12/2017 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 Mark Wridgway consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 4/518 Toorak Road, Toorak VIC 3142	\$1,500,000	18/11/2017
2 1/93 Grange Road, Toorak VIC 3142	\$1,720,000	14/09/2017
3 1/69 Denbigh Road, Armadale VIC 3143	\$1,681,000	16/12/2017