

RT Edgar

STATEMENT OF INFORMATION

20 October 2017

Property offered for sale

4a & 4b Canberra Road, Toorak VIC 3142

Indicative selling price

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

Single price \$5,300,000

Median sale price

Median price \$4,750,000

House x Suburb Toorak

Period - From 01/04/2017

to 30/06/2017

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 45 Bruce Street, Toorak	\$5,500,000	04/05/2017
2 41 Mathoura Road, Toorak	\$7,250,000	09/06/2017
3 9 Denham Place, Toorak	\$4,700,000	26/08/2017