

# RT Edgar

## STATEMENT OF INFORMATION

1 August 2019

### Property offered for sale

18 The Avenue, Surrey Hills 3127

### Indicative selling price

Range between \$1,850,000 & \$2,035,000

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

### Median sale price

Median price	\$1,866,500	House	X	Unit	Suburb	Surrey Hills
Period - From	01/07/2018	to	30/06/2019	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
1 450 Whitehorse Rd SURREY HILLS 3127	\$2,150,000	05/07/2019
2 222 Union Rd SURREY HILLS 3127	\$1,950,000	22/06/2019
3 5 Varzin Av SURREY HILLS 3127	\$1,900,000	18/06/2019