

RT Edgar

STATEMENT OF INFORMATION

13 September 2017

Property offered for sale

4 Monomeath Avenue, Toorak VIC 3142

Indicative selling price

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

Range between \$4,200,000 & \$4,500,000

Median sale price

Median price \$4,750,000 House x Suburb Toorak

Period - From 1/04/2017 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 James Paull consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 8 Moonga Road, Toorak	\$5,000,000	20/08/2017
2 10 Kyeamba Grove, Toorak	\$4,250,000	14/03/2017
3 241 Kooyong Road, Toorak	\$4,370,000	13/05/2017