

# RT Edgar

## STATEMENT OF INFORMATION

12 April 2019

### Property offered for sale

41 Clarke Street, Prahran VIC 3181

### Indicative selling price

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

Range  
between

\$3,100,000

&

\$3,400,000

### Median sale price

Median price \$1,572,000

House

X

Unit

Suburb

Prahran

Period - From 15/09/2018

to

21/03/2019

Source

PDOL

### 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 Antoinette Nido consider to be most comparable to the property for sale.

| Address of comparable property               | Price       | Date of sale |
|----------------------------------------------|-------------|--------------|
| <b>1</b> 22 Clarke Street, Prahran VIC 3181  | \$3,435,000 | 01/12/2018   |
| <b>2</b> 101 Williams Road, Prahran VIC 3181 | \$3,050,000 | 20/10/2018   |
| <b>3</b> 51 Canterbury Road, Toorak VIC 3142 | \$3,350,000 | 16/11/2018   |