

RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

4/924 Toorak Road, Camberwell 3124

Indicative selling price

Range between *\$1,300,000 & \$1,380,000

Median sale price

(Place 'x' in house or unit as applicable)

Median price \$2,108,000 House ☒ Unit ☐ Suburb Camberwell 3124

Period - From 01/4/2017 to 30/06/2017 Source Property Data

Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar (Boroondara) estate agent and Glen Coutinho consider to be most comparable to the property for sale.

| Address of comparable property | Price | Date of sale |
|--|-------------|--------------|
| 1 1 Collings Street, Camberwell 3124 | \$1,350,000 | 21/02/2017 |
| 2 2/1 Collings Street, Camberwell 3124 | \$1,320,000 | 20/03/2017 |
| 3 3/1441 High Street, Glen Iris 3146 | \$1,303,000 | 18/02/2017 |

OR

B. RT Edgar (Office) estate agent and (listing agent) reasonably believe that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

