

# RT Edgar

## STATEMENT OF INFORMATION

19 October 2017

### Property offered for sale

105/57 Toorak Road, South Yarra 3141

### Indicative selling price

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

Single price \$460,000

### Median sale price

Median price	\$652,000	House	Unit	X	Suburb	South Yarra
Period - From	21/06/2017	to	21/09/2017	Source	Propertydata.com.au	

### 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 Albert Park estate agent and Gerald Betts consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 404/227 Toorak Road, South Yarra	\$430,000	16/09/2017
2 509/227 Toorak Road, South Yarra	\$490,000	12/05/2017
3 6/4 Ralston Street, South Yarra	\$460,000	29/08/2017