

# RT Edgar

## STATEMENT OF INFORMATION

6<sup>th</sup> June 2017

### Property offered for sale

1/674 Toorak Road, Toorak 3142

### Indicative selling price

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

Range  
between \$1,000,000 & \$1,100,000

### Median sale price

Median price \$1,050,000 House Unit X Suburb Toorak

Period - From 01/04/2016 to 31/03/2017 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 Ada Taylor consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
<b>1</b> 5/29 Mercer Road, Armadale	\$1,200,000	06/05/2017
<b>2</b> 14 Norfolk Place, Malvern	\$1,100,000	09/05/2017
<b>3</b> 11/38 Grange Road, Toorak	\$950,000	18/03/2017