

# RT Edgar

## STATEMENT OF INFORMATION

26 October 2017

### Property offered for sale

6/67 Lang Street, 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 | \$ | OR Range between | \$360,000 | & | \$390,000 |
|--------------|----|------------------|-----------|---|-----------|

### Median sale price

|               |             |       |            |        |        |             |
|---------------|-------------|-------|------------|--------|--------|-------------|
| Median price  | \$1,872,500 | House | X          | Unit   | Suburb | South Yarra |
| Period - From | 01/04/2017  | to    | 30/06/2017 | Source | REIV   |             |

### 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 (Office) estate agent and (listing agent) consider to be most comparable to the property for sale.

| Address of comparable property      | Price     | Date of sale |
|-------------------------------------|-----------|--------------|
| 1 8/4-6 Powell St, South Yarra 3141 | \$407,500 | 17/06/2017   |
| 2 4/4-6 Powell St, South Yarra 3141 | \$401,500 | 15/07/2017   |
| 3 1/35 Phoenix St, South Yarra 3141 | \$395,000 | 17/08/2017   |