

RT Edgar

STATEMENT OF INFORMATION

15 August 2017

Property offered for sale

8 MOONGA ROAD, TOORAK

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

	Range between	\$5,000,000	&	\$5,500,000
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Median sale price

Median price	\$4,750,000	House	x	Unit	Suburb	Toorak
Period - From	01/06/2017	To	30/08/2017	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 Toorak estate agent and Michael Ebeling consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 45 Bruce Street, Toorak	\$ 5,500,000	01/05/2017
2 52 Adelaide Street, Armadale	\$ 5,200,000	22/06/2017
3 6 Royal Crescent, Armadale	\$ 5,100,000	03/06/2017