

# RT Edgar

## STATEMENT OF INFORMATION

2 October 2017

### Property offered for sale

2/17 Como Avenue, South Yarra, 3141

### Indicative selling price

Range between \$1,100,000 & \$1,200,000

### 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

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
<b>1</b> 10e Cromwell Rd SOUTH YARRA 3141	\$1,295,000	29/07/2017
<b>2</b> 11/17 Como Av SOUTH YARRA 3141	\$1,100,000	28/04/2017
<b>3</b> 37/12 Copelen St SOUTH YARRA 3141	\$1,050,000	17/06/2017

