

# RT Edgar

## STATEMENT OF INFORMATION

### Property offered for sale

49 MURRAY STREET, PRAHRAN

### Indicative selling price

Range between \$2,800,000 & \$3,080,000

### Median sale price

Median price	\$2,005,000	House	X	Unit	Suburb	Prahran
Period - From	01/01/2017	to	31/01/2017	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 Anthony Grimwade consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 35 Northcote Road, Armadale	\$2,801,000	12/11/2016
2 75 Chatsworth Road, Prahran	\$2,610,000	18/03/2017
3 19 Chatsworth Road, Prahran	\$2,600,000	28/11/2016