

RT Edgar

STATEMENT OF INFORMATION

23rd April, 2018

Property offered for sale

2/408 Toorak Road, Toorak

Indicative selling price

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

Range
between \$1,650,000 & \$1,820,000

Median sale price

Median price	\$989,500	House	Unit	X	Suburb	Toorak
Period - From	01/01/2018	to	31/03/2018	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 Holly Gillham consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 G04/14 Lascelles Avenue, Toorak	\$1,735,000	12/04/2018
2 21/723 Orrong Road, Toorak	\$1,720,000	22/02/2018
3 1/46 Denbigh Road, Armadale	\$1,600,000	04/12/2018