

# RT Edgar

## STATEMENT OF INFORMATION

24 January 2019

### Property offered for sale

1 Myrnong Crescent, Toorak

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$6,000,000 & \$6,600,000

### Median sale price

Median price \$4,450,000 House X Unit Suburb Toorak

Period - From 01/01/2018 to 31/12/2018 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 Oliver Booth consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
<b>1</b> 3 Myrnong Crescent, Toorak	\$6,715,000	10/09/2018
<b>2</b> 13 Berkeley Street, Hawthorn	\$6,300,000	08/12/2018
<b>3</b> 12 Hill Street, Toorak	\$7,000,000	15/11/2018