

RT Edgar

STATEMENT OF INFORMATION

14 August 2019

Property offered for sale

71 Grange Road, Toorak 3142

Indicative selling price

Range between \$5,000,000 & \$5,500,000

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

Median sale price

Median price \$3,340,000 House X Unit Suburb Toorak

Period - From 01/07/2018 to 30/06/2019 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 (Helena Chow) consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 14 Nareeb Court TOORAK 3142	\$5,550,000	14/06/2019
2 4a Burnie Street TOORAK 3142	\$4,900,000	06/04/2019
3 4 Cloverdale Avenue TOORAK 3142	\$7,625,000	25/02/2019