

RT Edgar

STATEMENT OF INFORMATION

11 December 2017

Property offered for sale

1402, 77 River Street, South Yarra VIC 3141

Indicative selling price

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

Single price \$2,900,000

Median sale price

Median price \$621,000 Unit x Suburb South Yarra

Period - From 01/07/2017 to 30/09/2017 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 Justine Harris consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 3/44 Walsh Street, South Yarra	\$2,600,000	10/06/2017
2 2/3 Washington Street, Toorak	\$2,650,000	17/06/2017
3 304/1 Wallace Avenue, Toorak	\$2,720,000	26/05/2017