

RT Edgar

STATEMENT OF INFORMATION

1 August 2017

Property offered for sale

41/4 Sydney Street, Prahran 3181

Indicative selling price

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

Range between \$1,200,000 & \$1,320,000

Median sale price

Median price \$630,000 House Unit X Suburb Prahran

Period - From 01/04/2017 to 30/06/2017 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 Tim Wilson consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 4/512 Toorak Road, Toorak	\$1,360,000	16/07/2017
2 24/3 Rockley Road, South Yarra	\$1,221,000	13/02/2017
3 7/36 Wynnstay Road, Prahran	\$1,075,000	08/03/2017

