

# RT Edgar

## STATEMENT OF INFORMATION

16 May 2018

### Property offered for sale

3 Glyndebourne Avenue, Toorak VIC 3142

### Indicative selling price

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

Single Price \$4,750,000

### Median sale price

Median price \$4,600,000 House x Suburb Toorak

Period - From 01/10/2017 to 31/12/2017 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 Mark Wridgway consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 3b Glyndebourne Avenue, Toorak VIC 3142	\$4,590,000	24/03/2018
2 9 Devorgilla Avenue, Toorak VIC 3142	\$4,500,000	13/12/2017
3 19 Ross Street, Toorak VIC 3142	\$4,200,000	13/12/2017