

RT Edgar

STATEMENT OF INFORMATION

9 April 2019

Property offered for sale

20 Balmerino Avenue, Toorak VIC 3142

Indicative selling price

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

Single
Price

\$1,540,000

Median sale price

Median price \$4,100,000 House X Unit Suburb Toorak

Period - From 07/03/2018 to 07/03/2019 Source PDOL

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 Antoinette Nido consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 2A Balmerino Avenue, Toorak VIC 3142	\$1,950,000	26/05/2019
2 28 Gordon Street, Toorak VIC 3142	\$1,800,000	10/11/2018
3 32 Washington Street, Toorak VIC 3142	\$2,100,000	21/12/2018