

RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

135 WILLIAMS ROAD, PRAHRAN

Indicative selling price

Range between \$2,300,000 & \$2,530,000

Median sale price

Median price	\$1,605,000	House	X	Unit	Suburb	Prahran
Period - From	01/04/2016	to	31/03/2017	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 Anthony Grimwade consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 12 Closeburn Avenue, Prahran	\$2,444,000	18/03/2017
2 127 Williams Road, Prahran	\$2,150,000	18/03/2017
3 12 Lexton Grove, Prahran	\$2,200,000	04/03/2017