

RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

2a Ajana Street, Balwyn North 3104

Indicative selling price

Range between *\$1,250,000 & \$1,375,000

Median sale price

Median price \$1,350,000 House Unit X Suburb Balwyn North

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 (Boroondara) estate agent and (Rachael Fabbro) consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 1/5 Dumblane St BALWYN NORTH	\$1,485,000	02/09/2017
2 2/68 Sweyn St BALWYN NORTH 3104	\$1,446,000	28/10/2017
3 1/66 Sweyn St BALWYN NORTH 3104	\$1,205,802	16/05/2017