

# RT Edgar

## STATEMENT OF INFORMATION

15 May 2018

### Property offered for sale

16 Kyrenia Court, Warrandyte VIC 3113

### Indicative selling price

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

Range  
between \$2,220,000 & \$2,240,000

### Median sale price

Median price \$1,220,000 House X Unit Suburb Warrandyte

Period - From 01/04/2017 to 31/03/2018 Source REIV

### Comparable property sales

A. 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 James Delbridge consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 261 Tindals Rd WARRANDYTE 3113	\$3,250,000	17/03/2018
2 11 Clematis Ct WARRANDYTE 3113	\$2,355,000	09/12/2017
3 1 Homewood Rise WARRANDYTE 3113	\$2,200,000	18/11/2017