

RT Edgar

STATEMENT OF INFORMATION

30 October 2017

Property offered for sale

41 Almond Street, Balwyn North VIC 3104

Indicative selling price

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

Range
between \$1,780,000 & \$1,958,000

Median sale price

(Place 'x' in house or unit as applicable – delete this sentence)

Median price	\$2,105,000	House	X	Unit	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 Annabelle Feng consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 22 Longview Rd BALWYN NORTH	\$2,080,000	28/10/2017
2 17 Vicars St BALWYN NORTH	\$1,951,000	02/09/2017
3 7 Winfield Rd BALWYN NORTH	\$1,780,000	21/10/2017