

# RT Edgar

## STATEMENT OF INFORMATION

### Property offered for sale

32 Linckens Crescent, Balwyn VIC 3103

### Indicative selling price

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

Range  
between \$3,150,000 & \$3,465,000

### Median sale price

Median price	\$2,386,500	House	X	Unit	Suburb	Balwyn
Period - From	01/04/2018	to	31/03/2019	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 Annabelle Feng consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 28 Cremorne St BALWYN 3103	\$3,350,000	19/01/2019
2 18 Yarrbat Ave BALWYN 3103	\$3,050,000	08/12/2018
3 49 Birdwood St BALWYN 3103	\$2,970,000	16/03/2019