

RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

(Address, including suburb or locality and postcode)

30 Wattle Grove, Portsea, Victoria, 3944

Indicative selling price

(*Delete single price or range as applicable)

Single price • N/A OR Range between *\$1,700,000.00 & \$1,850,000.00

Median sale price

(Place 'x' in house or unit as applicable)

Median price \$1,692,000.00 House X Unit Suburb or locality Portsea Victoria 3944

Period - From 01/11/2016 to 31/01/2017 Source RP Data - CoreLogic

Comparable property sales

(*Delete A or B below as applicable)

A. These are the three properties sold within five kilometres of the property for sale in the last eighteen months that RT Edgar Portsea estate agent and Lloyd Robinson consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 18-20 Robinson Place, Portsea	\$1,870,000.00	12/02/2017
2 15 Back Beach Road, Portsea	\$1,860,000.00	15/04/2017
3 86-88 Back Beach Road, Portsea	\$2,596,000.00	30/03/2017