

RT Edgar

STATEMENT OF INFORMATION

4 September 2017

Property offered for sale

102 Empress Road Surrey Hills Vic 3127

Indicative selling price

Range
between \$1,700,000 & \$1,870,000

Median sale price

Median price	\$2,111,000	House	X	Unit	Suburb	Surrey Hills
Period - From	01/04/2017	to	30/06/2017	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 (Simon Derham) consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 80 Victoria Court Mont Albert 3127	\$1,800,000	27/03/2017
2 59 Sir Garnet Road Surrey Hills 3127	\$1,785,000	29/06/2017
3 27 Sir Garnet Road Surrey Hills 3127	\$1,766,000	19/08/2017