

RT Edgar

STATEMENT OF INFORMATION

20 September 2017

Property offered for sale

201/121 Murrumbeena Road, Murrumbeena VIC 3163

Indicative selling price

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

\$360,000

&

\$395,000

Median sale price

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

| | | | | | | |
|--------------|-----------|-------|------|---|--------|----------------------|
| Median price | \$588,250 | House | Unit | X | Suburb | Murrumbeena VIC 3163 |
|--------------|-----------|-------|------|---|--------|----------------------|

| | | | | | |
|---------------|------------|----|------------|--------|------|
| Period - From | 01/04/2017 | to | 30/06/2017 | Source | PDOL |
|---------------|------------|----|------------|--------|------|

Comparable property sales

B. RT Edgar Caulfield estate agent and Anders Simon reasonably believe that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.