

RT Edgar

STATEMENT OF INFORMATION

1 October 2018

Property offered for sale

1a Grieve Street, Balwyn North VIC 3104

Indicative selling price

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

Range
between \$1,380,000 & \$1,480,000

Median sale price

Median price \$1,088,000 House Unit x Suburb Balwyn North

Period - From 01/07/2017 to 30/06/2018 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 Lawrence Zhu consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 3/6 Evelina St BALWYN 3103	\$1,600,000	25/07/2018
2 40a Power St BALWYN 3103	\$1,460,000	02/06/2018
3 5/2 Raynes St BALWYN 3103	\$1,398,000	01/05/2018