

RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

(Address, including suburb or locality and postcode)

3682 Point Nepean Road, Portsea

Indicative selling price

(*Delete single price or range as applicable)

Range between *\$7,500,000.00 & \$8,000,000.00

Median sale price

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

Median price	\$1,672,500.00	House	X	Unit	Suburb or locality	Portsea
Period - From	01/08/2016	to	31/07/2017	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 Ilze Moran consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 2 Norfolk Drive, Portsea	\$9,500,000.00	06/06/2017
2 8 Weeroona Avenue, Portsea	\$10,300,000.00	04/02/2017
3 3792 Point Nepean Road, Portsea	\$9,470,000.00	20/12/2016