

RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

(Address, including suburb and postcode)

23 Grosvenor Parade Balwyn 3103

Indicative selling price

(*Delete single price or range as applicable)

Single price *\$xxxxxxxxxxxxxxxxxxxxxxxxxxxxx OR Range between *\$4,300,000 & \$4,700,000

Median sale price

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

Median price \$2,290,000 House x Unit Suburb Balwyn 3103

Period - From Jan 2017 to March 2017 Source REIV

Comparable property sales

(*Delete A or B below as applicable)

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar (Office) estate agent and (listing agent) consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 40 Sevenoaks St Balwyn 3103	\$4,600,000	15/12/2016
2 23 Derby St Camberwell 3124	\$4,600,000	10/12/2016
3 9 Ross St Kew 3101	\$4,350,000	3/12/2016