Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

11 Threadneedle Street, Balwyn Vic 3103

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au | /underquot | ting | | |
|-----------------|-------------------|------|--------------|------|-------------|------|--------|--------|
| Range betweer | \$2,400,000 | | & | | \$2,600,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$1,930,000 | Pro | operty Type | Hou | ISE | | Suburb | Balwyn |
| Period - From | 01/07/2020 | to | 30/09/2020 | | So | urce | 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 the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ade | dress of comparable property | Price | Date of sale |
|-----|------------------------------------|-------------|--------------|
| 1 | 9a Hotham St MONT ALBERT 3127 | \$2,610,000 | 08/12/2020 |
| 2 | 27 Talbot Av BALWYN 3103 | \$2,550,000 | 18/08/2020 |
| 3 | 774 Whitehorse Rd MONT ALBERT 3127 | \$2,400,000 | 05/12/2020 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

07/01/2021 16:10



11 Threadneedle Street, Balwyn Vic 3103

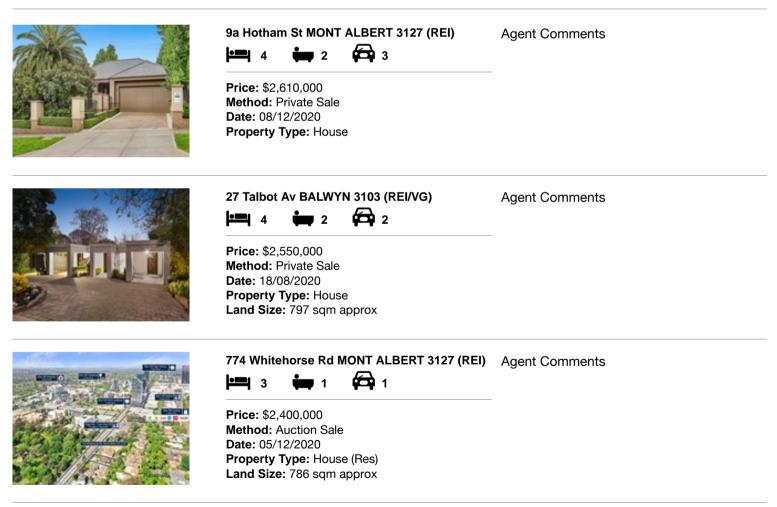
RT Edgar



Rooms: home office/ bedroom 4 Property Type: House (Res) Land Size: 603 sqm approx Agent Comments Rachael Fabbro 03 8888 2000 0412 547 690 rfabbro@rtedgar.com.au

Indicative Selling Price \$2,400,000 - \$2,600,000 Median House Price September quarter 2020: \$1,930,000

Comparable Properties



Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.