

# RT Edgar

## STATEMENT OF INFORMATION

26 March 2018

### Property offered for sale

15a Threadneedle Street, Balwyn VIC 3103

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range  
between \$1,950,000 & \$2,100,000

### Median sale price

Median price \$2,450,000 House X Unit Suburb Balwyn

Period - From 01/10/2017 to 31/12/2017 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 Rachael Fabbro consider to be most comparable to the property for sale.

| Address of comparable property   | Price       | Date of sale |
|----------------------------------|-------------|--------------|
| 1 13 Vauxhall Rd BALWYN          | \$2,140,000 | 03/03/2018   |
| 2 7 Sythney Ct SURREY HILLS 3127 | \$2,100,000 | 28/10/2017   |
| 3 26 Clapham St BALWYN 3103      | \$2,100,000 | 08/01/2018   |