

# RT Edgar

## STATEMENT OF INFORMATION

25 February 2019

### Property offered for sale

16 Chatfield Avenue, Balwyn

### Indicative selling price

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

Range Between \$3,800,000 & \$4,180,000

### Median sale price

Median price \$2,390,000 House X Unit Suburb Balwyn

Period - From 01/01/2018 to 31/12/2018 Source REIV

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Toorak estate agent and Mandy Zhu consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. 9 Bowley Avenue, Balwyn	\$3,850,000	10/12/2018
2. 22 John Street, Kew	\$3,800,000	10/11/2018
3. 12 Derby Street, Camberwell	\$3,800,000	25/08/2018