

RT Edgar

STATEMENT OF INFORMATION

8 September 2017

Property offered for sale

85 Mont Albert Road, Canterbury 3126

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
(Delete single price or range as applicable, and delete this sentence)

Range
between \$5,000,000 & \$5,400,000

Median sale price

Median price \$2,550,000 House X Unit Suburb Canterbury 3126

Period - From 01/04/2017 to 30/06/2017 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 Vince Naz consider to be most comparable to the property for sale.

| Address of comparable property | Price | Date of sale |
|------------------------------------|-------------|--------------|
| 1 26 Dean Street, Kew 3101 | \$5,100,000 | 28/03/2017 |
| 2 2 Gordon Street, Balwyn 3101 | \$4,920,000 | 03/04/2017 |
| 3 1b Victoria Ave, Canterbury 3126 | \$5,600,000 | 19/03/2017 |