

RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

20 Airds Road Templestowe Lower 3107

Indicative selling price

Range
between

*\$1,380,000

& \$1,450,000

Median sale price

| | | | | | | |
|---------------|-------------|-------|------------|--------|--------|-------------------|
| Median price | \$1,170,750 | House | X | Unit | Suburb | Templestowe Lower |
| Period - From | 01/01/2017 | to | 31/03/2017 | 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 (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 25 Eric Avenue TEMPLESTOWE LOWER 3107 | \$1,520,000 | 14/06/2017 |
| 2 107 Pleasant Rd TEMPLESTOWE LOWER 3107 | \$1,430,000 | 03/05/2017 |
| 3 51 Scarlet Ash Dr TEMPLESTOWE LOWER 3107 | \$1,380,000 | 03/06/2017 |