

RT Edgar

STATEMENT OF INFORMATION

7 January 2019

Property offered for sale

298 Purves Road, Main Ridge

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range
between \$2,800,000 & \$3,000,000

Median sale price

Median price \$1,150,000 House x Unit Suburb Main Ridge

Period - From 1 October 2017 to 30 September 2018 Source Core Logic RP Data

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 estate agents and Vicki Sayers consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 368 Purves Road, Main Ridge	\$2,675,000	27/08/2018
2 516 Purves Road, Main Ridge	\$2,700,000	19/09/2018
3 391 Main Creek Road, Main Ridge	\$2,240,000	05/05/2018