

RT Edgar

STATEMENT OF INFORMATION

4 February 2019

Property offered for sale

18 Stephens Street, Balwyn North 3104

Indicative selling price

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

Single
Price \$1,800,000

Median sale price

Median price	\$1,880,000	House	X	Unit	Suburb	Balwyn North
Period - From	01/10/2017	to	31/09/2018	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 Helena Chow consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 7 Duggan St BALWYN NORTH 3104	\$2,312,000	21/10/2018
2 43 Ferdinand Av BALWYN NORTH 3104	\$2,060,000	08/09/2018
3 32 Ellsa St BALWYN NORTH 3104	\$2,050,000	11/07/2018