

RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

(Address, including suburb and postcode)

1a Abassia Street Balwyn North 3104

Indicative selling price

(*Delete single price or range as applicable)

Single price	xxxxxxxxxxxx	OR Range between	*\$1,300,000	&	\$1,430,000
--------------	--------------	------------------	--------------	---	-------------

Median sale price

(Place 'x' in house or unit as applicable)

Median price	\$1,925,000	House	x	Unit		Suburb	Balwyn North
Period - From	01/01/2017	to	31/03/2017	Source	REIV		

Comparable property sales

(*Delete A or B below as applicable)

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar (Office) estate agent and (listing agent) consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 2/8 Lemon Rd BALWYN NORTH	\$1,430,000	01/04/2017
2 3/14 Weir St BALWYN	\$1,385,000	25/02/2017
3 1/7 Mutual Rd BALWYN NORTH	\$1,295,000	18/02/2017

OR

B. RT Edgar (Office) estate agent and (listing agent) reasonably believe that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

