

# RT Edgar

## STATEMENT OF INFORMATION

20 October 2017

### Property offered for sale

200 Monahans Road, Gnarwarre 3221

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000 & \$1,650,000

### Median sale price

Median price	\$932,091	House	x	Unit	Suburb or locality	Gnarwarre
Period - From	20/07/17	to	20/10/17	Source	REIV	

### Comparable property sales

A. These are the three properties sold within five kilometres of the property for sale in the last fourteen months that RT Edgar Barwon Heads estate agent and Peter Lindeman consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 204 Andersons Road, Barrabool	\$2,133,500	06/05/16
2 95 Simmonds Road, Mount Moriac	\$1,580,000	14/06/16
3 615 Pollocksford Road, Gnarwarre	\$1,400,000	12/12/16