

# RT Edgar

## STATEMENT OF INFORMATION

15 December 2017

### Property offered for sale

165 Hakea Road, Beenak 3139

### Indicative selling price

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

Range between	\$1,050,000	&	\$1,150,000
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### Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

### Comparable property sales

RT Edgar Yarra Valley estate agent and Simon Gunther reasonably believe that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.