

# RT Edgar

## STATEMENT OF INFORMATION

### Property offered for sale

(Address, including suburb and postcode)

37 Yerrin Street Balwyn 3103

### Indicative selling price

(\*Delete single price or range as applicable)

Single price \*\$  OR Range between \*\$2,300,000 & \$2,530,000

### Median sale price

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

Median price \$2,290,000 House x Unit Suburb Balwyn

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 92 Yarrbat Avenue Balwyn 3103	\$2,450,000	08/12/2016
2 4 Haig Street Balwyn 3103	\$2,302,000	03/12/2016
3 25 Metung Street Balwyn 3103	\$2,480,000	23/11/2016

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.

