

RT Edgar

STATEMENT OF INFORMATION

13 November 2017

Property offered for sale

123 Winmalee Road, Balwyn 3103

Indicative selling price

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

Range
between \$2,450,000 & \$2,650,000

Median sale price

Median price \$2,300,000 House X Unit Suburb Balwyn

Period - From 01/10/2016 to 30/09/2017 Source REIV

Comparable property sales

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

Address of comparable property	Price	Date of sale
1 37 Yerrin Street, Balwyn VIC 3103	\$2,701,000	03/06/2017
2 17 Percy Street, Balwyn VIC 3103	\$2,562,000	19/08/2017
3 85 Victoria Crescent, Mont Albert VIC 3127	\$2,500,000	18/10/2017