

# RT Edgar

## STATEMENT OF INFORMATION

26 June 2018

### Property offered for sale

18 Wills Street, Balwyn VIC 3103

### Indicative selling price

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

Range between \$2,650,000 & \$2,850,000

### Median sale price

Median price \$2,335,000 House X Unit Suburb Balwyn

Period - From 01/01/2018 to 31/03/2018 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 Nick Walker consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 11 Alandale Ave BALWYN 3103	\$2,730,000	23/05/2018
2 15 Eyre St BLWYN 3103	\$2,758,000	24/02/2018
3 12 Belmore Rd BALWYN 3103	\$2,700,000	06/02/2018