

RT Edgar

STATEMENT OF INFORMATION

17 November 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

Single Price \$2,550,000

Median sale price

Median price \$2,400,000 House X Unit Suburb Balwyn

Period - From 01/07/2018 to 30/06/2018 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 4 Ellen St BALWYN 3103	\$2,540,000	07/07/2018
2 114 Kilby Rd St KEW EAST 3102	\$2,487,500	11/08/2018
3 3 Hughes S BALWYN NORTH 3104	\$2,438,888	15/09/2018