

RT Edgar

STATEMENT OF INFORMATION

9 May 2018

Property offered for sale

9 Ajana Street, Balwyn North VIC 3104

Indicative selling price

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

Range between \$3,200,000 & \$3,500,000

Median sale price

Median price \$1,935,000 House X Unit Suburb Balwyn North

Period - From 01/04/2017 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 Rachael Fabbro consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 79 Yarrbat Ave BALWYN 3103	\$3,638,000	05/12/2017
2 7 Boorahman St BALWYN NORTH 3104	\$3,380,000	19/11/2017
3 45 Dight Av BALWYN NORTH 3104	\$3,350,000	30/04/2018