

RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

(Address, including suburb and postcode)

Unit 1-4 / 2-4 Pickford Street
Burwood East VIC 3151

Indicative selling price

(*Delete single price or range as applicable)

Single price *\$ OR Range between *\$ 1,230,000 & \$ 1,353,000

Median sale price

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

Median price \$ 1,100,000 House Unit Suburb Burwood East

Period - From Dec 2016 to Mar 2017 Source Property Data (PDOL)

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 1/451 Highbury Road, Burwood East	\$ 1,460,000	1/4/2017
2 2/451 Highbury Road, Burwood East	\$ 1,200,000	25/03/2017
3 1/6 Tillers Street, Burwood East	\$ 1,225,000	09/09/2016

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.

