

RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

74 Greythorn Road, Balwyn North 3104

Indicative selling price

Range between *\$4,000,000 & \$4,400,000

Median sale price

Median price \$1,856,500 House X Unit Suburb Balwyn North

Period - From 01/04/2017 to 30/06/2017 Source REIV

Comparable property sales

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 Eva Gyrodi consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 30 Monash Ave BALWYN 3103	\$4,308,000	15/05/2017
2 137 Yarrbat Av BALWYN 3103	\$4,260,000	04/03/2017
3 9 Cremorne St BALWYN 3103	\$4,188,000	15/02/2017