

RT Edgar

STATEMENT OF INFORMATION

3 July 2018

Property offered for sale

386 Healesville- Yarra Road, Tarrawarra VIC 3775

Indicative selling price

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

Single price \$2,650,000

Median sale price

Important advise about the median sale price: When the Statement of Information was prepared , publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

B. RT Edgar Boroondara estate agent and Glen Coutinho reasonably believe that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.