

# RT Edgar

## STATEMENT OF INFORMATION

### Property offered for sale

5 Wattle Valley Road, Canterbury VIC 3126

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,960,000 & \$3,250,000

### Suburb median sale price

Median price	\$2,435,000	Property Type	House	Suburb	Canterbury
Period - From	01/04/2019	to	30/07/2019	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
<b>1</b> 40 Windsor Cr Surrey Hills 3127	\$3,250,000	08/04/2019
<b>2</b> 24 Stanley Gr Canterbury 3126	\$3,160,000	04/05/2019
<b>3</b> 26 Avenue Athol Canterbury 3126	\$3,018,000	16/03/2019

This Statement of Information was prepared on

13<sup>th</sup> August 2019