

RT Edgar

STATEMENT OF INFORMATION

3 September 2019

Property offered for sale

24 Elphinstone Way Wantirna South VIC 3152

Indicative selling price

Range between \$ 1,050,000 & \$ 1,155,000

Median sale price

Median price \$ 978,000 Unit X Suburb Wantirna South

Period - From 01.07.2018 to 30.06.2019 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 Monash and Brandon Chuah consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 24 Monastery Close WANTIRNA SOUTH VIC 3152	\$ 1,150,000	04.05.2019
2 8 Viewmont Street WANTIRNA SOUTH VIC 3152	\$ 1,146,000	15.06.2019
3 64 Aspect Avenue WANTIRNA SOUTH VIC 3152	\$ 1,102,000	08.05.2019