

RT Edgar

STATEMENT OF INFORMATION

18th September 2017

Property offered for sale

199 Point Leo Road, Red Hill South

Indicative selling price

OR Range
between \$1,850,000 & \$2,035,000

Median sale price

When this 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.

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 Flinders estate agent and Michael Parker consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 41 Paringa Road, Red Hill South	\$3,200,000	30 April 17
2 44 Ocean View Ave, Red Hill South	\$1,900,000	19 Mar 17
3 147A Point Leo Road, Red Hill South	\$1,425,000	23 April 17