

# Comparing Selling Prices to Current Valuations

**Harcourts**  
Charlton Realty Ltd

December 2018 - Balmoral & Sandringham

Unit	Number	Road Name	Sale Price	Sale Date	CV	Variation
4	16	Lancing Rd	\$ 550,000	10/12/2018	\$ 550,000	0%
4	253	Balmoral Rd	\$ 610,000	17/12/2018	\$ 650,000	-6%
	51	Renfrew Ave	\$ 1,022,000	17/12/2018	\$ 1,200,000	-15%
	34	Columbia Rd	\$ 1,114,000	16/12/2018	\$ 1,200,000	-7%
	19	Parrish Rd	\$ 1,530,000	17/12/2018	\$ 1,575,000	-3%
1	69	Paice Ave	\$ 1,650,000	18/12/2018	\$ 1,650,000	0%
	4	Ward Tce	\$ 1,670,000	2/12/2018	\$ 1,625,000	3%
			\$ 8,146,000		\$ 8,450,000	-4%

Number of Sales 7

Number sales below QV 4

*While every effort has been made to ensure that the property information is accurate we recommend that, before relying on this information you seek independent advice. Source: Various Industry related websites.*