

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 39 Sweyn Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,650,000 & \$1,815,000

Median sale price

Median price \$1,950,000 House X Unit Suburb Balwyn North

Period - From 01/07/2017 to 30/06/2018 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	25 Midvale Av BALWYN NORTH 3104	\$1,820,000	05/07/2018
2	26 Walnut Rd BALWYN NORTH 3104	\$1,750,000	15/08/2018
3	3 Almond St BALWYN NORTH 3104	\$1,660,000	03/08/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



4+1 3 2

Rooms: 8

Property Type: House (Res)

Land Size: 702.663 sqm approx

Agent Comments

As Appealing as this home today with its charming facade. 4 large bedrooms plus 1 study, fully tilted 3 large bathrooms with double garages.

Indicative Selling Price

\$1,650,000 - \$1,815,000

Median House Price

Year ending June 2018: \$1,950,000

Comparable Properties



25 Midvale Av BALWYN NORTH 3104 (REI)

3 2 -

Price: \$1,820,000

Method: Private Sale

Date: 05/07/2018

Rooms: 4

Property Type: House

Agent Comments

much smaller and older home, but in Balwyn high school zone.



26 Walnut Rd BALWYN NORTH 3104 (REI)

5 2 2

Price: \$1,750,000

Method: Private Sale

Date: 15/08/2018

Rooms: -

Property Type: House (Res)

Land Size: 655 sqm approx

Agent Comments

Smaller block and older home in balwyn high school zone.



3 Almond St BALWYN NORTH 3104 (REI)

4 2 2

Price: \$1,660,000

Method: Private Sale

Date: 03/08/2018

Rooms: -

Property Type: House (Res)

Agent Comments

much smaller block and older home in balwyn high school zone.