# 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

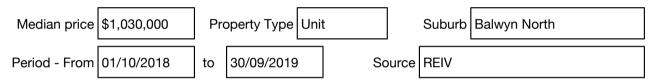
1/56 Sweyn Street, Balwyn North Vic 3104

## Indicative selling price

	e			/ /
For the meaning	of thie	nrica caa	consumer.vic.gov.au	i/undorauotina
		price see	consumer.vic.gov.au	/ under guoting

Single price \$1,055,000

#### Median sale price



## 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.

Add	dress of comparable property	Price	Date of sale
1	72a Strabane Av MONT ALBERT NORTH 3129	\$1,080,000	07/09/2019
2	2/5-7 Caravan St BALWYN 3103	\$1,015,000	22/05/2019
3	6 Forbes PI BALWYN NORTH 3104	\$976,000	10/07/2019

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.

This Statement of Information was prepared on:

11/11/2019 10:23



# Lindellas

Jay Trikha 9838 1388





Property Type: Unit Land Size: 266 sqm approx Agent Comments 0499 888 376 jay@lindellas.com Indicative Selling Price \$1,055,000

\$1,055,000 Median Unit Price Year ending September 2019: \$1,030,000

# **Comparable Properties**





72a Strabane Av MONT ALBERT NORTH 3129 Agent Comments (REI)



Price: \$1,080,000 Method: Auction Sale Date: 07/09/2019 Rooms: 6 Property Type: Townhouse (Res)

2/5-7 Caravan St BALWYN 3103 (REI/VG)

Agent Comments

Agent Comments



Price: \$1,015,000 Method: Private Sale Date: 22/05/2019 Property Type: Townhouse (Single)



6 Forbes PI BALWYN NORTH 3104 (REI)



Price: \$976,000 Method: Private Sale Date: 10/07/2019 Property Type: Townhouse (Single)

Account - Lindellas First National | P: 03 9838 1388 | F: 03 9838 1399



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.