

## 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 225 Doncaster Road, Balwyn North Vic 3104

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,650,000 & \$1,700,000

#### Median sale price

Median price \$1,928,000 House X Unit Suburb Balwyn North

Period - From 01/01/2017 to 31/12/2017 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	223 Doncaster Rd BALWYN NORTH 3104	\$1,790,000	09/09/2017
2	4 Helston St BALWYN NORTH 3104	\$1,760,000	26/02/2018
3	173 Doncaster Rd BALWYN NORTH 3104	\$1,675,000	08/01/2018

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.