

## 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 35 Nungerner Street, Balwyn Vic 3103

#### Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

#### Median sale price

Median price \$2,400,000 House X Unit Suburb Balwyn

Period - From 01/10/2017 to 30/09/2018 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	16 Freeman St BALWYN 3103	\$2,394,000	22/09/2018
2	36 Hardwicke St BALWYN 3103	\$2,180,000	15/11/2018
3	46 Yongala St BALWYN 3103	\$2,000,000	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.



3 1 2

**Rooms:**  
**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$2,000,000 - \$2,200,000  
**Median House Price**  
Year ending September 2018: \$2,400,000

## Comparable Properties



**16 Freeman St BALWYN 3103 (REI)**

**Agent Comments**

4 2 2

**Price:** \$2,394,000  
**Method:** Auction Sale  
**Date:** 22/09/2018  
**Rooms:** -  
**Property Type:** House (Res)



**36 Hardwicke St BALWYN 3103 (REI)**

**Agent Comments**

5 3 2

**Price:** \$2,180,000  
**Method:** Private Sale  
**Date:** 15/11/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 715 sqm approx



**46 Yongala St BALWYN 3103 (REI)**

**Agent Comments**

3 1 1

**Price:** \$2,000,000  
**Method:** Private Sale  
**Date:** 03/08/2018  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 604 sqm approx