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

7a Sweyn Street, Balwyn North Vic 3104

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,350,000		&		\$1,450,000				
Median sale p	rice								
Median price	\$1,164,000	Prope	erty Type	Unit			Suburb	Balwyn North	
Period - From	01/10/2019	to 30	0/09/2020		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	140 Belmore Rd BALWYN 3103	\$1,536,000	04/07/2020
2	65 Woodville St BALWYN NORTH 3104	\$1,405,000	09/06/2020
3			

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:

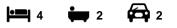
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Charles Shi

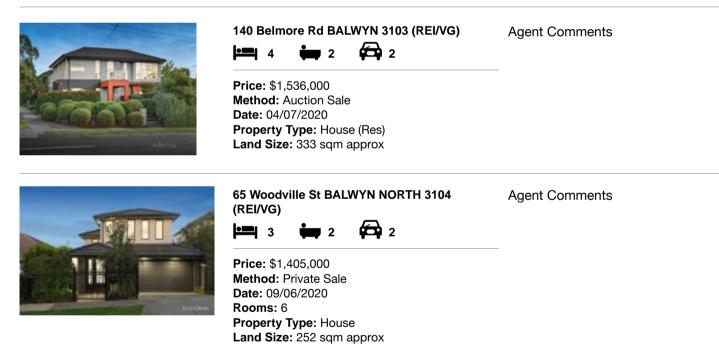




Property Type: House (Res) Land Size: 338 sqm approx Agent Comments 9908 5706 0423 633 253 charlesshi@jelliscraig.com.au

Indicative Selling Price \$1,350,000 - \$1,450,000 Median Unit Price Year ending September 2020: \$1,164,000

Comparable Properties



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.

Account - Jellis Craig | P: (03) 9908 5700

