

STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

2/39 Metung Street, Balwyn, VIC 3103

Indicative selling price

Single Price or Range between

\$1,350,000 - \$1,480,000

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

Median sale price

Median Price

\$640,000

Property Type

Unit

Suburb

BALWYN

Period From

15/04/2019

Period To

15/10/2019

Source

Core Logic

Comparable property sales

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



**29B NICHOLSON STREET
BALWYN NORTH**

3  2  2 

Price \$1,360,000
Date of Sale 29/08/2019
Land 425 sqm



**1/2 BRUCE STREET
BALWYN**

3  2  4 

Price \$1,350,000
Date of Sale 09/07/2019
Land 376 sqm



**1/15 OSBURN AVENUE
BALWYN NORTH**

3  2  2 

Price \$1,380,000
Date of Sale 06/07/2019
Land 359 sqm