

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

16 Ellendale Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,350,000

&

\$1,485,000

Median sale price

Median price \$1,770,000

House

X

Unit

Suburb Balwyn North

Period - From 01/07/2018

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	3/6 Osburn Av BALWYN NORTH 3104	\$1,481,000	18/06/2018
2	1/12 Highbury St BALWYN NORTH 3104	\$1,400,000	06/07/2018
3	1/34 Illawarra Rd BALWYN NORTH 3104	\$1,350,000	02/05/2018

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.



4 2 2

Rooms:
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,485,000
Median House Price
September quarter 2018: \$1,770,000

Comparable Properties

3/6 Osburn Av BALWYN NORTH 3104 (VG)

Agent Comments

3 - -

Price: \$1,481,000
Method: Sale
Date: 18/06/2018
Rooms: -
Property Type: House (Res)
Land Size: 291 sqm approx

1/12 Highbury St BALWYN NORTH 3104 (VG)

Agent Comments

3 - -

Price: \$1,400,000
Method: Sale
Date: 06/07/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



1/34 Illawarra Rd BALWYN NORTH 3104
(REI/VG)

Agent Comments

3 2 2

Price: \$1,350,000
Method: Private Sale
Date: 02/05/2018
Rooms: -
Property Type: Unit
Land Size: 310 sqm approx