

### 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

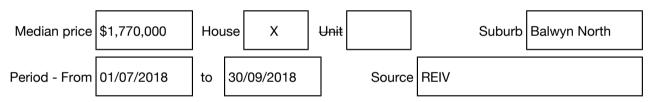
6 16 Ellendale Street, Balwyn North Vic 3104 9 9

#### 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



#### 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.

#### Account - Noel Jones | P: 03 9830 1644 | F: 03 9888 5997

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







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**





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Land Size: 310 sqm approx

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