

Casey Wang 9877 1855 0400181218 casey.wang@noeljones.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	y offered	for sale
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Address	4 Direkt Auszus - Dekum North Vis 0404
Address	4 Dight Avenue, Balwyn North Vic 3104
Including suburb and	
postcode	
positions	

Indicative selling price

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

Range between	\$1,750,000	&	\$1,850,000

Median sale price

Median price	\$1,770,000	Hou	ise 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.

Ad	dress of comparable property	Price	Date of sale
1	8 Porter Rd BALWYN 3103	\$1,780,000	10/11/2018
2	16 Grosvenor Pde BALWYN 3103	\$1,770,000	08/09/2018
3	110 Rochester Rd BALWYN 3103	\$1,750,000	11/08/2018

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.

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Indicative Selling Price \$1,750,000 - \$1,850,000 Median House Price September quarter 2018: \$1,770,000



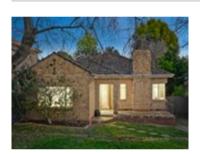
5 2 2 2

Rooms:

Property Type: House **Land Size:** 613 sqm approx

Agent Comments

Comparable Properties



8 Porter Rd BALWYN 3103 (REI)

= 5



6

Price: \$1,780,000
Method: Auction Sale

Date: 10/11/2018 **Rooms:** -

Property Type: House (Res)

Land Size: 724 sqm approx

16 Grosvenor Pde BALWYN 3103 (REI)





2

Price: \$1,770,000 **Method:** Auction Sale **Date:** 08/09/2018

Rooms: 5

Property Type: House (Res) **Land Size:** 576 sqm approx

110 Rochester Rd BALWYN 3103 (REI)







Price: \$1,750,000 **Method:** Auction Sale **Date:** 11/08/2018

Rooms: 6

Property Type: House (Res)

Agent Comments

Agent Comments

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