

## 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

4 Dight Avenue, Balwyn North Vic 3104

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,750,000

&amp;

\$1,850,000

## 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	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.



**Rooms:**

**Property Type:** House

**Land Size:** 613 sqm approx

**Agent Comments**

## Comparable Properties



**8 Porter Rd BALWYN 3103 (REI)**

**Agent Comments**



**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)**

**Agent Comments**



**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)**

**Agent Comments**



**Price:** \$1,750,000

**Method:** Auction Sale

**Date:** 11/08/2018

**Rooms:** 6

**Property Type:** House (Res)