

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 Glenthorn Avenue, Balwyn North Vic 3104

Indicative selling price

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

Single price \$1,800,000

Median sale price

Median price \$1,565,000

House

X

Unit

Suburb

Balwyn North

Period - From 01/01/2019

to

31/03/2019

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		
2		
3		

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  3  2

Rooms: 7

Property Type: House (Res)

Land Size: 325 sqm approx

Agent Comments

Proudly poised in a premium pocket in Balwyn High Zone, this stylish modern residence promotes seamless living with luxurious appointments throughout. Boasting impressive 3m ceilings and sublime timber floors. Stunning open plan living, private garden. Formal sitting room, four bedrooms with WIR's, two masters with ensuite, study and lounge retreat.

Indicative Selling Price

\$1,800,000

Median House Price

March quarter 2019: \$1,565,000

Comparable Properties

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