



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**5A Moule Avenue,
BALWYN NORTH 3104**

Indicative selling price

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

Range \$1,500,000 - \$1,600,000

Median sale price

Median **House** for **BALWYN NORTH** for period **Apr 2018 - Mar 2019**

Sourced from **Pricefinder**.

\$1,710,000

Comparable property sales

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 the most comparable to the property for sale.

23 Greythorn Road,
Balwyn North 3104

Price **\$1,500,000** Sold 15
April 2019

7 Helston Street,
Balwyn North 3104

Price **\$1,540,000** Sold 12
April 2019

13 Stables Circuit,
Doncaster 3108

Price **\$1,570,000** Sold 30
November 2018

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House

4 beds

3 baths

2 parking

Ray White Balwyn

367 Whitehorse Road,
Balwyn VIC 3103

Contact agents

 **Jowei Lim**
Ray White

0402 188 880
jowei.lim@raywhite.com

 **Helen Yan**
Ray White

(03) 8538 0588
0404 078 588
helen.yan@raywhite.com

