

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 52A Tower Road, BALWYN NORTH 3104

### Indicative selling price

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

## Range \$2,900,000 - \$3,190,000

### Median sale price

Median **House** for **BALWYN NORTH** for period **Jan 2019 - Mar 2019**

Sourced from **Pricefinder..**

## \$2,125,000

### 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.

**49 Buchanan Avenue,**  
Balwyn North 3104

**Price \$3,110,000** Sold 20  
November 2018

**6 Bernard Street,**  
Balwyn North 3104

**Price \$2,960,000** Sold 15  
March 2019

**51 Metung Street,**  
Balwyn 3103

**Price \$2,940,000** Sold 15  
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

5 beds

4 baths

4 parking

#### Ray White Balwyn

367 Whitehorse Road,  
Balwyn VIC 3103

#### Contact agents

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**RayWhite.**