

# STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address including suburb and postcode

3 Narrak Road, Balwyn, VIC 3103

### Indicative selling price

Single Price or Range between

\$2,000,000 - \$2,200,000

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

### Median sale price

Median Price  
\$2,090,000

Property Type  
House

Suburb  
BALWYN

Period From  
04/05/2019

Period To  
04/11/2019

Source  
Core Logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



**22 FREDERICK STREET  
BALWYN**

4 2 2

Price \$2,150,000  
Date of Sale 14/09/2019  
Land 617 sqm



**2 JAMES STREET  
SURREY HILLS**

5 2 1

Price \$1,890,000  
Date of Sale 10/08/2019  
Land 620 sqm



**11 KALENO VIEW  
BALWYN**

4 3 2

Price \$1,907,000  
Date of Sale 27/07/2019  
Land 300 sqm