## 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

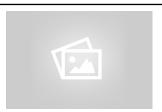
For the meaning of this price, see consumer.vic.gov.au/underquoting

#### Median sale price

Median Price \$2,090,000	Property Type  House	Suburb BALWYN
Period From 04/05/2019	Period To <b>04/11/2019</b>	Source Core Logic

#### Comparable property sales

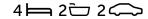
These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



### 22 FREDERICK STREET BALWYN

**Price** \$2,150,000

Land 617 sgm





# 2 JAMES STREET SURREY HILLS

**Date of Sale** 14/09/2019

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

Land 620 sgm

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#### 11 KALENO VIEW BALWYN

Price \$1,907,000 Date of Sale 27/07/2019 Land 300 sqm 4 **⇒** 3 **⇒** 2 **⇔**