



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**12 Metung Street,
BALWYN 3103**

Indicative selling price

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

**Range from \$2,300,000 -
\$2,500,000**

Median sale price

Median **House** for **BALWYN** for period **Jul 2017 - Aug 2017**
Sourced from **RP DATA**

\$2,254,500

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.


31 Frederick Street, Price **\$2,100,000** Sold 13 July 2017
Balwyn 3103

7 Stroud Street, Price **\$2,300,000** Sold 15 June 2017
Balwyn 3103

8 Power Street, Price **\$2,325,000** Sold 25 September 2017
Balwyn 3103

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 RP DATA.

Contact agents

 **Darryn Hung**
Greg Hocking

03 8574 1200
0433 110 453
dhung@grehocking.com.au

GREG HOCKING
TELIOS PARTNERS

Greg Hocking Telios

2/64 Portman Street,
Oakleigh VIC 3166