

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

14 Rangeview Grove, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,300,000

&

\$1,430,000

Median sale price

Median price \$1,770,000

House

X

Unit

Suburb

Balwyn North

Period - From 01/07/2018

to

30/09/2018

Source REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** 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 most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	815 High St KEW EAST 3102	\$1,450,000	19/09/2018
2	13 Hatfield St BALWYN NORTH 3104	\$1,446,000	11/08/2018
3	2/32 Yerrin St BALWYN 3103	\$1,415,000	02/06/2018

OR

- B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



3 2 2

Rooms:

Property Type: Flat

Land Size: 417 sqm approx

Agent Comments

Comparable Properties



815 High St KEW EAST 3102 (REI)

Agent Comments

3 2 2

Price: \$1,450,000

Method: Private Sale

Date: 19/09/2018

Rooms: -

Property Type: House



13 Hatfield St BALWYN NORTH 3104 (REI)

Agent Comments

3 2 2

Price: \$1,446,000

Method: Auction Sale

Date: 11/08/2018

Rooms: -

Property Type: Unit



2/32 Yerrin St BALWYN 3103 (REI)

Agent Comments

3 2 2

Price: \$1,415,000

Method: Auction Sale

Date: 02/06/2018

Rooms: 5

Property Type: Townhouse (Res)