

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**27 BURROUGHS ROAD, BALWYN, VIC**

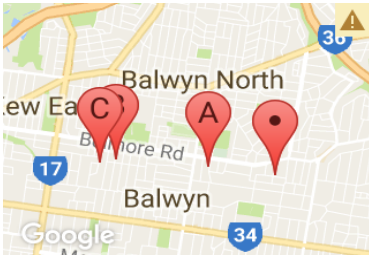
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Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$3,500,000 to \$3,850,000**

Provided by: Kent Chan, VICPROP Kew

MEDIAN SALE PRICE

**BALWYN, VIC, 3103**

Suburb Median Sale Price (House)

\$2,167,500

01 April 2016 to 31 March 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.

**79 YERRIN ST, BALWYN, VIC 3103**

5
 6
 2

Sale Price

Price Withheld

Sale Date: 27/06/2017

Distance from Property: 882m

**49 METUNG ST, BALWYN, VIC 3103**

5
 6
 4

Sale Price

***\$3,700,000**

Sale Date: 06/05/2017

Distance from Property: 2.1km

**29 NAROO ST, BALWYN, VIC 3103**

5
 5
 2

Sale Price

Price Withheld

Sale Date: 08/03/2017

Distance from Property: 2.3km



This report has been compiled on 30/06/2017 by VICPROP Kew. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

27 BURROUGHS ROAD, BALWYN, VIC 3103

Indicative selling price

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

Price Range:

\$3,500,000 to \$3,850,000

Median sale price

Median price

\$2,167,500

House

Unit

Suburb

BALWYN

Period

01 April 2016 to 31 March 2017

Source



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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
79 YERRIN ST, BALWYN, VIC 3103	Price Withheld	27/06/2017
49 METUNG ST, BALWYN, VIC 3103	*\$3,700,000	06/05/2017
29 NAROO ST, BALWYN, VIC 3103	Price Withheld	08/03/2017