# hockingstuart

#### 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

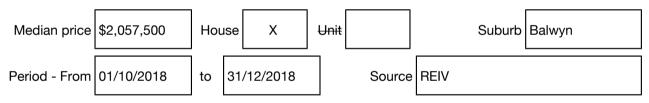
13a Grey Street, Balwyn Vic 3103

#### Indicative selling price

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

Single price \$1,100,000

#### Median sale price



#### 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	2/19 Moody St BALWYN NORTH 3104	\$1,135,000	13/09/2018
2	3/54 Sackville St KEW 3101	\$1,107,500	06/10/2018
3	33a Illawarra Rd BALWYN NORTH 3104	\$995,000	18/10/2018

#### 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.

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Rooms: Property Type: Townhouse (Res) Land Size: 317 sqm approx Agent Comments Indicative Selling Price \$1,100,000 Median House Price December quarter 2018: \$2,057,500

### **Comparable Properties**



2/19 Moody St BALWYN NORTH 3104 (REI)



Price: \$1,135,000 Method: Sold Before Auction Date: 13/09/2018 Rooms: 5 Property Type: Townhouse (Res)



3/54 Sackville St KEW 3101 (REI)



Price: \$1,107,500 Method: Auction Sale Date: 06/10/2018 Rooms: -Property Type: Townhouse (Res)



33a Illawarra Rd BALWYN NORTH 3104 (REI) Agent Comments

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Price: \$995,000 Method: Sold Before Auction Date: 18/10/2018 Rooms: 8 Property Type: House (Res)

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Agent Comments

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