

## 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](http://consumer.vic.gov.au/underquoting)

Single price \$1,100,000

#### Median sale price

Median price \$2,057,500

House

X

Unit

Suburb Balwyn

Period - From 01/10/2018

to 31/12/2018

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	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.



3   
 1   
 2

**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)**

**Agent Comments**

2   
 2   
 2

**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)**

**Agent Comments**

3   
 2   
 2

**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**

4   
 2   
 2

**Price:** \$995,000

**Method:** Sold Before Auction

**Date:** 18/10/2018

**Rooms:** 8

**Property Type:** House (Res)