



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**9 Gould Street,  
BALWYN NORTH 3104**

House



4 beds



2 baths



2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$1,600,000 - \$1,760,000**

### Median sale price

Median **House** for **BALWYN NORTH** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

**\$1,600,000**

### 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.

**12 Frank Street,**  
Balwyn North 3104

Price **\$1,680,000** Sold 25  
May 2019

**26 Almond Street,**  
Balwyn North 3104

Price **\$1,725,000** Sold 17  
August 2019

**15 Fay Street,**  
Balwyn North 3104

Price **\$1,745,000** Sold 25  
May 2019

This Statement of Information was prepared on 17th Sep 2019

### Additional Information

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 Pricefinder.

#### Ray White Balwyn

367 Whitehorse Road,  
Balwyn VIC 3103

#### Contact agents



**Bei Cheng**  
Ray White

0403 948 777  
[bei.cheng@raywhite.com](mailto:bei.cheng@raywhite.com)



**Bronwyn Lucas**  
Ray White

0409 563 775  
[bronwyn.lucas@raywhite.com](mailto:bronwyn.lucas@raywhite.com)

