

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

13 Cascade Street, Balwyn North Vic 3104

Indicative selling price

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

Single price

\$2,100,000

Median sale price

Median price

\$1,725,000

Property Type

House

Suburb

Balwyn North

Period - From

01/07/2019

to

30/09/2019

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	32 Cascade St BALWYN NORTH 3104	\$2,115,000	17/08/2019
2	39 Boorool Rd KEW EAST 3102	\$2,190,000	04/06/2019
3	996 Burke Rd BALWYN 3103	\$2,210,000	31/08/2019

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.~~

This Statement of Information was prepared on:

07/11/2019 11:17



Property Type: House
Land Size: 832.711 sqm approx
Agent Comments

Indicative Selling Price
\$2,100,000
Median House Price
September quarter 2019: \$1,725,000

Comparable Properties



32 Cascade St BALWYN NORTH 3104 (REI/VG) **Agent Comments**



Price: \$2,115,000
Method: Auction Sale
Date: 17/08/2019
Property Type: House (Res)
Land Size: 836 sqm approx



39 Boorool Rd KEW EAST 3102 (VG)

Agent Comments



Price: \$2,190,000
Method: Sale
Date: 04/06/2019
Property Type: House (Res)
Land Size: 660 sqm approx



996 Burke Rd BALWYN 3103 (REI)

Agent Comments



Price: \$2,210,000
Method: Auction Sale
Date: 31/08/2019
Rooms: 7
Property Type: House (Res)
Land Size: 775 sqm approx