

Damian Coad 9877 1855 0477 407 708

team.coad@noeljones.com.au

### 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

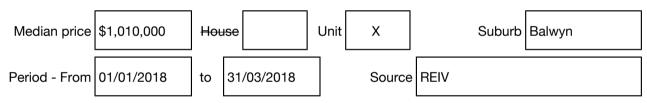
4/103 Strabane Avenue, Balwyn Vic 3103

#### Indicative selling price

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

Range between	\$720,000	&	\$780,000

#### 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	4/3 Rowland St MONT ALBERT 3127	\$776,000	03/03/2018
2	22 Leopold Cr MONT ALBERT 3127	\$755,000	07/04/2018
3	1/54 Tyne St BOX HILL NORTH 3129	\$720,000	06/04/2018

#### 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.

#### Account - Noel Jones | P: 03 9877 1855 | F: 03 9877 1955

propertydata

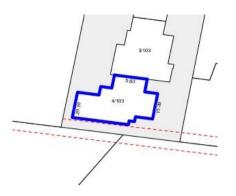
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners 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.



4/103 Strabane Avenue, Balwyn Vic 3103







Rooms: Property Type: Unit Agent Comments Damian Coad 9877 1855 0477 407 708 team.coad@noeljones.com.au

Indicative Selling Price \$720,000 - \$780,000 Median Unit Price March quarter 2018: \$1,010,000

## **Comparable Properties**

SA A	4/3 Rowland St MONT ALBERT 3127 (REI) 2  4/3 Rowland St MONT ALBERT 3127 (REI)	Agent Comments
Sel State State	Price: \$776,000	
The House 1	Method: Auction Sale	
	Date: 03/03/2018 Rooms: 3	
Ham Kerr (mark)	Property Type: Unit	
	Land Size: 186 sqm approx	
	22 Leopold Cr MONT ALBERT 3127 (REI)	Agent Comments
	<b>1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 </b>	
	Price: \$755,000	
	Method: Auction Sale Date: 07/04/2018	
	Rooms: 4	
à	Property Type: Unit	
	1/54 Tyne St BOX HILL NORTH 3129 (REI)	Agent Comments
	Price: \$720,000	
	Method: Private Sale	
	Date: 06/04/2018	
	Rooms: -	
	Property Type: Unit	

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