

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

Range between \$720,000

&

\$780,000

Median sale price

Median price \$1,010,000

House

Unit

X

Suburb Balwyn

Period - From 01/01/2018

to

31/03/2018

Source REIV

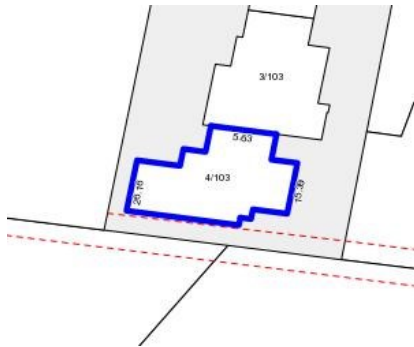
Comparable property sales (*Delete A or B below as applicable)

- 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	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.



2 1 1

Rooms:

Property Type: Unit

Agent Comments

Comparable Properties



4/3 Rowland St MONT ALBERT 3127 (REI)

Agent Comments

2 1 1

Price: \$776,000

Method: Auction Sale

Date: 03/03/2018

Rooms: 3

Property Type: Unit

Land Size: 186 sqm approx



22 Leopold Cr MONT ALBERT 3127 (REI)

Agent Comments

2 1 1

Price: \$755,000

Method: Auction Sale

Date: 07/04/2018

Rooms: 4

Property Type: Unit

1/54 Tyne St BOX HILL NORTH 3129 (REI)

Agent Comments

2 1 1

Price: \$720,000

Method: Private Sale

Date: 06/04/2018

Rooms: -

Property Type: Unit