hockingstuart

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

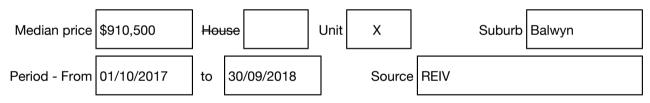
4/206 Whitehorse Road, Balwyn Vic 3103

Indicative selling price

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

Single price \$640,000

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	9/1245 Burke Rd KEW 3101	\$675,000	14/06/2018
2	2/33 Gordon St BALWYN 3103	\$652,000	16/06/2018
3	36/1245 Burke Rd KEW 3101	\$630,000	13/09/2018

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 - hockingstuart | P: 03 9830 7000 | F: 03 9830 7017

propertydata

Generated: 12/12/2018 16:30

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.

hockingstuart





Rooms: 5 Property Type: Apartment Agent Comments Indicative Selling Price \$640,000 Median Unit Price Year ending September 2018: \$910,500

A very spacious and renovated two bedroom apartment in The heart of Balwyn. Large bedrooms and a separate meals and living area with a full size modern kitchen plus a balcony that overlooks Balwyn Park.Heating/Cooling throughout.

Comparable Properties



Price: \$675,000 Method: Private Sale Date: 14/06/2018 Rooms: -Property Type: Apartment

2

Agent Comments Smaller kitchen and smaller living/dining area.



2/33 Gordon St BALWYN 3103 (REI)

9/1245 Burke Rd KEW 3101 (REI)

2 2

1 2 **1 1**

Price: \$652,000 Method: Auction Sale Date: 16/06/2018 Rooms: -Property Type: Apartment

Agent Comments

A smaller and less modern apartment with smaller living zones.



36/1245 Burke Rd KEW 3101 (REI) 2 2 2 1 Price: \$630,000 Method: Private Sale Date: 13/09/2018

Property Type: Apartment

Rooms: -

Agent Comments

Smaller Kitchen and dining area

Account - hockingstuart | P: 03 9830 7000 | F: 03 9830 7017

propertydata

Generated: 12/12/2018 16:30

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.

