

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 34 Singleton Road, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,425,000 & \$1,550,000

Median sale price

Median price \$1,780,000 House X Unit Suburb Balwyn North

Period - From 01/04/2018 to 30/06/2018 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 Gould St BALWYN NORTH 3104	\$1,530,000	23/06/2018
2	11 Ursa St BALWYN NORTH 3104	\$1,500,000	11/08/2018
3	25 Hillview Rd BALWYN NORTH 3104	\$1,465,000	14/06/2018

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.



Rooms:

Property Type: House

Land Size: 755.778 sqm approx

Agent Comments

Indicative Selling Price

\$1,425,000 - \$1,550,000

Median House Price

June quarter 2018: \$1,780,000

Comparable Properties



4 Gould St BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$1,530,000

Method: Auction Sale

Date: 23/06/2018

Rooms: -

Property Type: House (Res)

Land Size: 748 sqm approx



11 Ursa St BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$1,500,000

Method: Auction Sale

Date: 11/08/2018

Rooms: 5

Property Type: House (Res)



25 Hillview Rd BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$1,465,000

Method: Private Sale

Date: 14/06/2018

Rooms: -

Property Type: Land

Land Size: 657 sqm approx