

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 458 Balwyn Road, Balwyn North Vic 3104

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

Single price \$1,400,000

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	337 Doncaster Rd BALWYN NORTH 3104	\$1,541,000	08/03/2018
2	432 Balwyn Rd BALWYN NORTH 3104	\$1,530,500	17/03/2018
3	83 Cityview Rd BALWYN NORTH 3104	\$1,405,000	19/05/2018

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.



4 2 2

Rooms:
Property Type: House (Res)
Land Size: 612 sqm approx
Agent Comments

Indicative Selling Price
 \$1,400,000

Median House Price
 June quarter 2018: \$1,780,000

Comparable Properties



337 Doncaster Rd BALWYN NORTH 3104 (REI) **Agent Comments**

5 1 2

Price: \$1,541,000
Method: Private Sale
Date: 08/03/2018
Rooms: 7
Property Type: House (Res)



432 Balwyn Rd BALWYN NORTH 3104 (REI) **Agent Comments**

3 1 2

Price: \$1,530,500
Method: Auction Sale
Date: 17/03/2018
Rooms: 5
Property Type: House (Res)
Land Size: 615 sqm approx



83 Cityview Rd BALWYN NORTH 3104 (REI) **Agent Comments**

3 1 1

Price: \$1,405,000
Method: Auction Sale
Date: 19/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 621 sqm approx