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	18 Walnut Road, Balwyn North Vic 3104
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,480,000 & \$1,620,000	Range between	\$1,480,000	&	\$1,620,000
---	---------------	-------------	---	-------------

Median sale price

Median price	\$1,602,000	Hou	ise X	Unit		Suburb	Balwyn North
Period - From	01/07/2018	to	30/06/2019		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 9 Adeney St BALWYN NORTH 3104 \$1,555,000 09/03/2019 2 76 Longview Rd BALWYN NORTH 3104 \$1,540,000 08/06/2019 3 20 Carron St BALWYN NORTH 3104 \$1,520,000 25/05/2019

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.







Generated: 23/08/2019 11:31

McGrath





Rooms:

Property Type: House **Land Size:** 724 sqm approx

Agent Comments

Indicative Selling Price \$1,480,000 - \$1,620,000 Median House Price Year ending June 2019: \$1,602,000

Comparable Properties



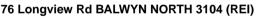
9 Adeney St BALWYN NORTH 3104 (REI/VG)

Price: \$1,555,000 **Method:** Auction Sale **Date:** 09/03/2019

Rooms: 7

Property Type: House (Res) Land Size: 696 sqm approx

Agent Comments









Price: \$1,540,000

Method: Sold Before Auction

Date: 08/06/2019

Rooms: -

Property Type: House (Res) **Land Size:** 715 sqm approx









₽ 2

Price: \$1,520,000 **Method:** Auction Sale **Date:** 25/05/2019

Rooms: -

Property Type: House (Res) **Land Size:** 727 sqm approx

Agent Comments

Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802





Generated: 23/08/2019 11:31