

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

18 Walnut Road, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,480,000

&

\$1,620,000

Median sale price

Median price \$1,602,000

House

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.



4 2 2

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)

[Agent Comments](#)

4 2 2

Price: \$1,555,000

Method: Auction Sale

Date: 09/03/2019

Rooms: 7

Property Type: House (Res)

Land Size: 696 sqm approx



76 Longview Rd BALWYN NORTH 3104 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,540,000

Method: Sold Before Auction

Date: 08/06/2019

Rooms: -

Property Type: House (Res)

Land Size: 715 sqm approx



20 Carron St BALWYN NORTH 3104 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$1,520,000

Method: Auction Sale

Date: 25/05/2019

Rooms: -

Property Type: House (Res)

Land Size: 727 sqm approx