

#### Statement of Information

### Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	4/113 Balwyn Road, Balwyn Vic 3103
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$745,000	&	\$819,500

#### Median sale price

Median price	\$860,000	Hou	Ise	Unit	Х	Suburb	Balwyn
Period - From	01/07/2018	to	30/06/2019		Source	REIV	

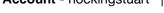
#### Comparable property sales (\*Delete A or B below as applicable)

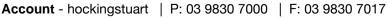
**A**\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property		Price	Date of sale
1	4/3 King St BALWYN 3103	\$810,000	08/07/2019
2	1/22 Bruce St BALWYN 3103	\$781,000	22/06/2019
3	4/9 Vauxhall Rd BALWYN 3103	\$720,000	23/03/2019

#### 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.









# hockingstuart





Rooms:

Property Type: Unit Agent Comments

**Indicative Selling Price** \$745,000 - \$819,500 **Median Unit Price** Year ending June 2019: \$860,000

## Comparable Properties



4/3 King St BALWYN 3103 (REI)





Price: \$810,000 Method: Private Sale Date: 08/07/2019

Rooms: -

Property Type: Villa

**Agent Comments** 



1/22 Bruce St BALWYN 3103 (REI)

**-**





Price: \$781,000 Method: Auction Sale Date: 22/06/2019

Rooms: -

Property Type: Unit

Land Size: 224 sqm approx

**Agent Comments** 



4/9 Vauxhall Rd BALWYN 3103 (REI)

**—** 2







Price: \$720,000 Method: Auction Sale Date: 23/03/2019

Rooms: -

Property Type: Unit

Agent Comments

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