

#### 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              | 4 Frederick Street, Balwyn Vic 3103 |
|----------------------|-------------------------------------|
| Including suburb and |                                     |
| postcode             |                                     |
|                      |                                     |
|                      |                                     |

#### Indicative selling price

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

#### Median sale price

| Median price  | \$2,387,000 | Hou | ise X      | Unit |        | Suburb | Balwyn |
|---------------|-------------|-----|------------|------|--------|--------|--------|
| Period - From | 01/07/2018  | to  | 30/09/2018 |      | Source | REIV   |        |

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

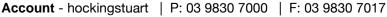
**A**\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Add | dress of comparable property   | Price       | Date of sale |
|-----|--------------------------------|-------------|--------------|
| 1   | 25 Hertford Cr BALWYN 3103     | \$2,750,000 | 05/09/2018   |
| 2   | 4 Abercrombie St DEEPDENE 3103 | \$2,700,000 | 13/10/2018   |
| 3   | 20 Winmalee Rd BALWYN 3103     | \$2,668,000 | 20/10/2018   |

#### 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.









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# hockingstuart









Rooms: 8

Property Type: House (Res) Land Size: 631 sqm approx

Agent Comments

**Indicative Selling Price** \$2,695,000 **Median House Price** September quarter 2018: \$2,387,000

## Comparable Properties



25 Hertford Cr BALWYN 3103 (REI)

**-**5





Price: \$2,750,000

Method: Sold Before Auction

Date: 05/09/2018

Rooms: 7

Property Type: House (Res) Land Size: 569 sqm approx

**Agent Comments** 



4 Abercrombie St DEEPDENE 3103 (REI)

4





**6** 

Price: \$2,700,000 Method: Auction Sale Date: 13/10/2018

Rooms: -

Property Type: House (Res) Land Size: 716 sqm approx

**Agent Comments** 



20 Winmalee Rd BALWYN 3103 (REI)

**--**4





Price: \$2,668,000 Method: Auction Sale Date: 20/10/2018

Rooms: -

Property Type: House (Res) Land Size: 631 sqm approx

**Agent Comments** 

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