

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

4 Frederick Street, Balwyn Vic 3103

Indicative selling price

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

Single price \$2,695,000

Median sale price

Median price \$2,387,000

House

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.

	Address 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.



4 3 2

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)

Agent Comments

5 2 2

Price: \$2,750,000
Method: Sold Before Auction
Date: 05/09/2018
Rooms: 7
Property Type: House (Res)
Land Size: 569 sqm approx



4 Abercrombie St DEEPDENE 3103 (REI)

Agent Comments

4 3 2

Price: \$2,700,000
Method: Auction Sale
Date: 13/10/2018
Rooms: -
Property Type: House (Res)
Land Size: 716 sqm approx



20 Winmalee Rd BALWYN 3103 (REI)

Agent Comments

4 2 2

Price: \$2,668,000
Method: Auction Sale
Date: 20/10/2018
Rooms: -
Property Type: House (Res)
Land Size: 631 sqm approx