

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**2/2 Osburn Avenue,  
BALWYN NORTH 3104**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$2,400,000 -  
\$2,500,000**

### Median sale price

Median **House** for **BALWYN NORTH** for period **Apr 2018 - Mar 2019**  
Sourced from **Pricefinder**.

**\$2,125,000**

### Comparable property sales

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

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House

4 beds

4 baths

2 parking

### Ray White Balwyn

367 Whitehorse Road,  
Balwyn VIC 3103

### Contact agents

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**RayWhite**