

## 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 26 Kawarren Street, Balwyn North Vic 3104

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

Range between \$1,700,000 &amp; \$1,850,000

**Median sale price**

Median price \$1,935,000 House X Unit Suburb Balwyn North

Period - From 01/01/2018 to 31/03/2018 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	10 Sunburst Av BALWYN NORTH 3104	\$1,800,000	19/05/2018
2	4 Helston St BALWYN NORTH 3104	\$1,760,000	26/02/2018
3	80 Tannock St BALWYN NORTH 3104	\$1,750,000	03/06/2018

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.