

## 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 Fintonia 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 \$1,800,000

&amp;

\$1,980,000

**Median sale price**

Median price \$1,856,500

House

X

Unit

Suburb Balwyn North

Period - From 01/04/2017

to 30/06/2017

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	45 Viewhill Rd BALWYN NORTH 3104	\$1,911,000	08/04/2017
2	35 Sylvander St BALWYN NORTH 3104	\$1,890,000	13/05/2017
3	36 Viewhill Rd BALWYN NORTH 3104	\$1,863,000	24/06/2017

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.



3 1

**Rooms:**  
**Property Type:** House  
**Land Size:** 740 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,800,000 - \$1,980,000  
**Median House Price**  
June quarter 2017: \$1,856,500

## Comparable Properties



**45 Viewhill Rd BALWYN NORTH 3104 (REI)**

**Agent Comments**

3 1 1

**Price:** \$1,911,000  
**Method:** Auction Sale  
**Date:** 08/04/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 732 sqm approx



**35 Sylvander St BALWYN NORTH 3104 (REI)**

**Agent Comments**

4 3 2

**Price:** \$1,890,000  
**Method:** Auction Sale  
**Date:** 13/05/2017  
**Rooms:** -  
**Property Type:** House (Res)



**36 Viewhill Rd BALWYN NORTH 3104 (REI)**

**Agent Comments**

4 1 2

**Price:** \$1,863,000  
**Method:** Auction Sale  
**Date:** 24/06/2017  
**Rooms:** 6  
**Property Type:** House (Res)