

# 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

116 Gordon Street, Balwyn Vic 3103

### Indicative selling price

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

Range between \$2,100,000 & \$2,300,000

### Median sale price

Median price \$2,450,000 Property Type House Suburb Balwyn

Period - From 01/07/2019 to 30/09/2019 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	21 Hood St BALWYN NORTH 3104	\$2,280,000	02/10/2019
2	8 Bruce St BALWYN 3103	\$2,328,000	30/11/2019
3	10 Freeman St BALWYN 3103	\$2,370,000	09/11/2019

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.~~

This Statement of Information was prepared on:

03/12/2019 09:18



**Property Type:** House  
**Land Size:** 736 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$2,100,000 - \$2,300,000  
**Median House Price**  
 September quarter 2019: \$2,450,000

## Comparable Properties



**21 Hood St BALWYN NORTH 3104 (REI)**

Agent Comments



**Price:** \$2,280,000  
**Method:** Private Sale  
**Date:** 02/10/2019  
**Property Type:** House



**8 Bruce St BALWYN 3103 (REI)**

Agent Comments



**Price:** \$2,328,000  
**Method:** Auction Sale  
**Date:** 30/11/2019  
**Property Type:** House (Res)



**10 Freeman St BALWYN 3103 (REI)**

Agent Comments



**Price:** \$2,370,000  
**Method:** Auction Sale  
**Date:** 09/11/2019  
**Property Type:** House (Res)  
**Land Size:** 717 sqm approx