

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

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