

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

5 Rookwood Street, Balwyn North Vic 3104

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,500,000

&

\$2,750,000

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	83 Yerrin St BALWYN 3103	\$2,750,000	28/07/2017
2	170 Balwyn Rd BALWYN 3103	\$2,580,000	19/08/2017
3	9 Cumberland Av BALWYN NORTH 3104	\$2,500,000	01/04/2017

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.~~

5 Rookwood Street, Balwyn North Vic 3104



5 -

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 715 sqm approx

Agent Comments

Indicative Selling Price

\$2,500,000 - \$2,750,000

Median House Price

June quarter 2017: \$1,856,500

Comparable Properties



83 Yerrin St BALWYN 3103 (REI)

Agent Comments

6 2 2

Price: \$2,750,000

Method: Private Sale

Date: 28/07/2017

Rooms: -

Property Type: House (Res)



170 Balwyn Rd BALWYN 3103 (REI)

Agent Comments

5 4 2

Price: \$2,580,000

Method: Auction Sale

Date: 19/08/2017

Rooms: -

Property Type: House (Res)

Land Size: 697 sqm approx



9 Cumberland Av BALWYN NORTH 3104 (REI/VG)

Agent Comments

4 3 2

Price: \$2,500,000

Method: Auction Sale

Date: 01/04/2017

Rooms: 9

Property Type: House

Land Size: 669 sqm approx