

# 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

48 Relowe Crescent, 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 \$1,900,000

&

\$2,090,000

### Median sale price

Median price \$2,295,000

Property Type House

Suburb Balwyn

Period - From 01/01/2020

to 31/03/2020

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	20 Clayton Rd BALWYN 3103	\$2,020,000	22/02/2020
2	236 Union Rd SURREY HILLS 3127	\$1,906,000	29/02/2020
3	32 Cumberland Av BALWYN NORTH 3104	\$1,880,000	16/04/2020

**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:

12/06/2020 10:40



**Property Type:** House  
**Land Size:** 1178 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,900,000 - \$2,090,000  
**Median House Price**  
March quarter 2020: \$2,295,000

## Comparable Properties



**20 Clayton Rd BALWYN 3103 (REI)**

**Agent Comments**



**Price:** \$2,020,000  
**Method:** Sold Before Auction  
**Date:** 22/02/2020  
**Property Type:** House (Res)



**236 Union Rd SURREY HILLS 3127 (REI)**

**Agent Comments**



**Price:** \$1,906,000  
**Method:** Auction Sale  
**Date:** 29/02/2020  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 679 sqm approx



**32 Cumberland Av BALWYN NORTH 3104 (REI)**

**Agent Comments**



**Price:** \$1,880,000  
**Method:** Private Sale  
**Date:** 16/04/2020  
**Property Type:** House (Res)  
**Land Size:** 1117 sqm approx