

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

45 Sweyn Street, Balwyn North Vic 3104

Indicative selling price

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

Single price \$1,380,000

Median sale price

Median price \$1,770,000

House

X

Unit

Suburb

Balwyn North

Period - From 01/07/2018

to

30/09/2018

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		
2		
3		

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.

45 Sweyn Street, Balwyn North Vic 3104

Noel Jones

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Indicative Selling Price

\$1,380,000

Median House Price

September quarter 2018: \$1,770,000



3 3 2

Rooms:

Property Type: Townhouse (Res)

Land Size: 319 sqm approx

Agent Comments

Comparable Properties



13 Dunloe Av MONT ALBERT NORTH 3129 (REI)

Agent Comments

3 3 2

Price: \$1,388,000

Method: Auction Sale

Date: 27/10/2018

Rooms: 7

Property Type: Townhouse (Res)



2/5 Burroughs Rd BALWYN 3103 (REI)

Agent Comments

3 2 3

Price: \$1,300,000

Method: Private Sale

Date: 22/10/2018

Rooms: 6

Property Type: Unit

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.