

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Propert ^o | y offered | for s | ale |
|----------------------|-----------|-------|-----|
|----------------------|-----------|-------|-----|

| Address | 14A Yarrbat Avenue, Balwyn Vic 3103 |
|----------------------|-------------------------------------|
| Including suburb and | · |
| postcode | |
| | |
| | |

Indicative selling price

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

| Range between | \$1,600,000 | & | \$1,700,000 |
|---------------|-------------|---|-------------|
| | | | |

Median sale price

| Median price | \$2,057,500 | Hou | se X | Unit | | Suburb | Balwyn |
|---------------|-------------|-----|------------|------|--------|--------|--------|
| Period - From | 01/10/2018 | to | 31/12/2018 | | 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.

| Ad | dress of comparable property | Price | Date of sale |
|----|---------------------------------|-------------|--------------|
| 1 | 3/25 Chatham Rd CANTERBURY 3126 | \$1,721,000 | 15/12/2018 |
| 2 | 14 Bennett St DEEPDENE 3103 | \$1,660,000 | 07/12/2018 |
| 3 | 40 Jurang St BALWYN 3103 | \$1,605,000 | 15/12/2018 |

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.

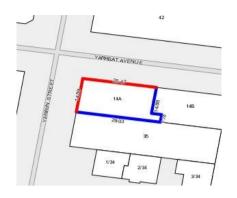
Account - hockingstuart | P: 03 9830 7000 | F: 03 9830 7017





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hockingstuart





Property Type: Flat
Agent Comments

Indicative Selling Price \$1,600,000 - \$1,700,000 Median House Price December quarter 2018: \$2,057,500

Comparable Properties



3/25 Chatham Rd CANTERBURY 3126 (REI)

-3

— 2

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Price: \$1,721,000 **Method:** Auction Sale **Date:** 15/12/2018 **Rooms:** 6

Property Type: Townhouse (Res)

Agent Comments



14 Bennett St DEEPDENE 3103 (REI)

3

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6

Price: \$1,660,000

Method: Sold Before Auction

Date: 07/12/2018

Rooms: -

Property Type: House (Res)

Agent Comments



40 Jurang St BALWYN 3103 (REI)

A

Price: \$1,605,000 **Method:** Auction Sale **Date:** 15/12/2018

Rooms: -

Property Type: House (Res) **Land Size:** 499 sqm approx

Agent Comments

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