# Statement of Information Multiple residential properties located in the Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

#### Units offered for sale

Address postcode

Including suburb and 1 – 9 / 1 Parring Road, Balwyn

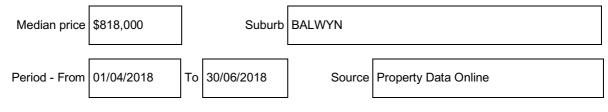
#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (\*Delete single price or range as applicable)

Unit type or class					
e.g. One bedroom units	Single price	-	Lower price	Ľ	Higher price
Apartment 1	\$*742,500	Or range between	\$*	&	\$
Apartment 2	\$*550,000	Or range between	\$*	&	\$
Apartment 3	\$*550,000	Or range between	\$*	&	\$
Apartment 4	\$*825,000	Or range between	\$*	&	\$
Apartment 5	\$*852,500	Or range between	\$*	&	\$
Apartment 6	\$*715,000	Or range between	\$*	&	\$
Apartment 7	\$*742,500	Or range between	\$*	&	\$
Apartment 8	\$*742,500	Or range between	\$*	&	\$
Apartment 9	\$*715,000	Or range between	\$*	&	\$

Additional entries may be included or attached as required.

### Suburb Unit median sale price





victoria.harourts.com.au

## Comparable property sales (\*Delete A or B below as applicable)

A\* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

#### Unit type or class

E.g. One bedroom units	Address of comparable unit	Price	Date of sale
	1 108/342 Whitehorse Road, Balwyn	\$ 495,000	04/05/2018
	2 G11/201 Whitehorse Road, Balwyn		10/03/2018
	3 306/184 Whitehorse Road, Balwyn	\$ 428,500	03/07/2018

#### Unit type or class

E.g. Two bedroom units	Address of comparable unit	Price	Date of sale
	1 G10/178 Union Road, Surrey Hills	\$ 750,000	19/05/2018
	2 204/766 Whitehorse Road, Balwyn	\$ 650,000	23/01/2018
	3 236/188 Whitehorse Road, Balwyn	\$ 557,000	05/04/2018