

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

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/](http://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		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

Median price \$818,000

Suburb BALWYN

Period - From 01/04/2018

To 30/06/2018

Source Property Data Online

# Harcourts

**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	\$ 487,000	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