### Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 3/101 Strabane Avenue, Balwyn Vic 3103

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betweer	\$900,000		&		\$990,000			
Median sale pr	rice							
Median price	\$813,000	Pro	operty Type	Unit			Suburb	Balwyn
Period - From	01/07/2019	to	30/09/2019		So	urce	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	72a Strabane Av MONT ALBERT NORTH 3129	\$1,080,000	07/09/2019
2	10 Mccoll Rd MONT ALBERT NORTH 3129	\$1,025,000	19/10/2019
3	2/16 Box Hill Cr MONT ALBERT NORTH 3129	\$988,000	20/06/2019

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:

11/11/2019 11:51



# hockingstuart





**Property Type:** Agent Comments Indicative Selling Price \$900,000 - \$990,000 Median Unit Price September quarter 2019: \$813,000

## **Comparable Properties**



72a Strabane Av MONT ALBERT NORTH 3129 Agent Comments (REI) 3 2 2 1

Price: \$1,080,000 Method: Auction Sale Date: 07/09/2019 Rooms: 6 Property Type: Townhouse (Res)

10 Mccoll Rd MONT ALBERT NORTH 3129

2 2





Price: \$1,025,000 Method: Auction Sale Date: 19/10/2019 Rooms: 6 Property Type: House (Res)

(REI)



2/16 Box Hill Cr MONT ALBERT NORTH 3129 Agent Comments (REI)



Price: \$988,000 Method: Private Sale Date: 20/06/2019 Property Type: Townhouse (Res) Land Size: 179 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.