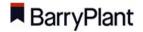
Statement of Information

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 1,2 & 3/360 Balwyn Road, Balwyn Vic 3103		
Indicative selling price		
For the meaning of this price see consumer.vic.gov.au/underquoting		
Range between \$2,100,000 & \$2,300,000		
Median sale price*		
Median price Property Type Sub	ourb Balwyn	
Period - From to Source		
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 sixmonths 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.		
This Statement of Information was prepared on: 11/11/2022 12:23		
* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.		













Property Type: Development **Land Size:** 1169 sqm approx

Agent Comments

Indicative Selling Price \$2,100,000 - \$2,300,000 No median price available

Comparable Properties

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 - Barry Plant | P: 03 9842 8888



