

## 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 64 Kawarren Street, Balwyn North Vic 3104

#### Indicative selling price

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

Single price \$1,495,000

#### Median sale price

Median price \$1,686,989 House X Unit Suburb Balwyn North

Period - From 09/09/2018 to 08/09/2019 Source REIV

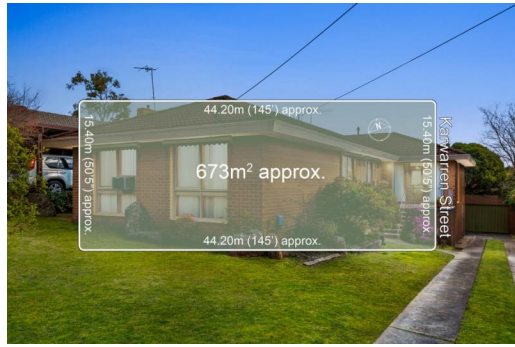
#### Comparable property sales (\*Delete A or B below as applicable)

**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.

	Address of comparable property	Price	Date of sale
1	8 Columba St BALWYN NORTH 3104	\$1,500,000	24/08/2019
2	15 Midvale Av BALWYN NORTH 3104	\$1,431,000	06/04/2019
3	26 Tannock St BALWYN NORTH 3104	\$1,430,000	21/05/2019

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.



**Rooms:**  
**Property Type:**  
 Agent Comments

**Indicative Selling Price**  
 \$1,495,000

**Median House Price**  
 09/09/2018 - 08/09/2019: \$1,686,989

## Comparable Properties



**8 Columba St BALWYN NORTH 3104 (REI)**

Agent Comments



**Price:** \$1,500,000  
**Method:** Auction Sale  
**Date:** 24/08/2019  
**Rooms:** 5  
**Property Type:** House (Res)



**15 Midvale Av BALWYN NORTH 3104 (REI)**

Agent Comments



**Price:** \$1,431,000  
**Method:** Auction Sale  
**Date:** 06/04/2019  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 619 sqm approx



**26 Tannock St BALWYN NORTH 3104 (REI)**

Agent Comments



**Price:** \$1,430,000  
**Method:** Private Sale  
**Date:** 21/05/2019  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 627 sqm approx