

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	9 Singleton Road, Balwyn North Vic 3104
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$1,680,000	&	\$1,845,000

Median sale price

Median price	\$1,880,000	Hou	ise X	Unit		Suburb	Balwyn North
Period - From	01/10/2017	to	30/09/2018		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 7 Thackray St BALWYN NORTH 3104 \$1,800,000 01/12/2018 2 26 Walnut Rd BALWYN NORTH 3104 \$1,750,000 15/08/2018 3 11 Longview Rd BALWYN NORTH 3104 \$1,720,000 10/11/2018

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.

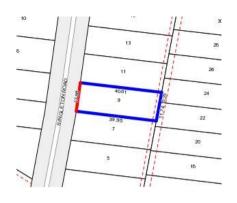
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Indicative Selling Price \$1,680,000 - \$1,845,000 **Median House Price** Year ending September 2018: \$1,880,000

Comparable Properties



7 Thackray St BALWYN NORTH 3104 (REI)

Price: \$1,800,000 Method: Auction Sale Date: 01/12/2018

Rooms: -

Property Type: House (Res) Land Size: 653 sqm approx

Agent Comments

26 Walnut Rd BALWYN NORTH 3104 (REI)



Agent Comments

Agent Comments

Price: \$1,750,000 Method: Private Sale Date: 15/08/2018

Rooms: -

Property Type: House (Res) Land Size: 655 sqm approx

11 Longview Rd BALWYN NORTH 3104 (REI)

Price: \$1,720,000 Method: Auction Sale Date: 10/11/2018

Rooms: 4

Property Type: House (Res) Land Size: 664 sqm approx







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