

Toby Parker 03 9830 7000 0413 581 104

## Statement of Information

tparker@hockingstuart.com.au

## Single residential property located in the Melbourne metropolitan area

		Section 47AF						F of the Estate Agents Act 1980		
Property offer	ed for s	sale								
Address Including suburb and postcode		1/16 We	stminst	er Street, E	Balwyn Vio	3103				
Indicative sell	ing pri	ce								
For the meaning	of this p	orice see	consun	ner.vic.gov.	au/under	quoting				
Range between \$950,		000		&	\$1,045,000					
Median sale p	rice									
Median price	\$818,00	00	House		Unit	Х	Suburb		Balwyn	
Period - From	eriod - From 01/01/2018 to				2/2018 Source REIN			/		
Comparable p	roperty	/ sales (	*Delete	e A or B b	elow as	applica	ble)			
months		estate aç					•		in the last six nparable to th	
Address of comparable property							Price	Date of s	ale	
1										
2										
3										
OR										
B* The est	ate ager	nt or agen	t's repr	esentative	reasonab	ly believe	s tha	it tewer than t	hree compara	.ble

properties were sold within two kilometres of the property for sale in the last six months.

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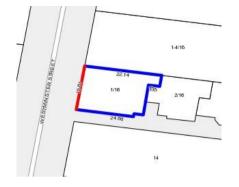
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**Indicative Selling Price** \$950,000 - \$1,045,000 **Median Unit Price** 

Year ending December 2018: \$818,000





Rooms: 4 Property Type: Villa Agent Comments

## 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.

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