STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

9 Sevenoaks Street, Balwyn, VIC 3103

Indicative selling price

Single Price or Range between

\$2,100,000 - \$2,300,000

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

Median sale price

Median Price	Property Type	Suburb
\$2,090,000	House	BALWYN
Period From	Period To	Source
19/05/2019	19/11/2019	Core Logic

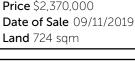
Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



10 FREEMAN STREET BALWYN

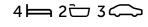
Price \$2,370,000





4 KING STREET BALWYN

Price \$2.150.000 Date of Sale 23/09/2019 Land 744 sqm



3 **⇒** 1 **⇒** 1 **⇒**



12 HAIG STREET DEEPDENE

Price \$2.100.000 Date of Sale 19/06/2019 Land 707 sqm