

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

3 1 1

Price \$2,370,000
Date of Sale 09/11/2019
Land 724 sqm



**4 KING STREET
BALWYN**

4 2 3

Price \$2,150,000
Date of Sale 23/09/2019
Land 744 sqm



**12 HAIG STREET
DEEPDENE**

4 2 1

Price \$2,100,000
Date of Sale 19/06/2019
Land 707 sqm