

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 9 Rookwood Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$1,505,000 House X Unit Suburb Balwyn North

Period - From 01/10/2018 to 31/12/2018 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	89 Panoramic Rd BALWYN NORTH 3104	\$1,600,000	16/10/2018
2	11 Kawarren St BALWYN NORTH 3104	\$1,539,000	18/08/2018
3	22 Bon Vue Rd BALWYN NORTH 3104	\$1,500,000	01/12/2018

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.



3 2 1

Rooms:

Property Type: House

Land Size: 715 sqm approx

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

December quarter 2018: \$1,505,000

Comparable Properties



89 Panoramic Rd BALWYN NORTH 3104 (REI) **Agent Comments**

4 2 2

Price: \$1,600,000

Method: Private Sale

Date: 16/10/2018

Rooms: -

Property Type: House

Land Size: 664 sqm approx



11 Kawarren St BALWYN NORTH 3104 (REI) **Agent Comments**

4 2 2

Price: \$1,539,000

Method: Auction Sale

Date: 18/08/2018

Rooms: -

Property Type: House (Res)

Land Size: 719 sqm approx



22 Bon Vue Rd BALWYN NORTH 3104 (REI) **Agent Comments**

3 2 2

Price: \$1,500,000

Method: Auction Sale

Date: 01/12/2018

Rooms: -

Property Type: House (Res)

Land Size: 650 sqm approx