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

1A Page Street, Balwyn North Vic 3104

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | | |
|--------------------------------------------------------------------|-------------|-----|-------------|-----|-------------|------|--------|--------------|--|--|
| Range betweer | \$2,000,000 | | & | | \$2,200,000 | | | | | |
| Median sale p | rice | | | | | | | | | |
| Median price | \$1,871,000 | Pro | operty Type | Hou | se | | Suburb | Balwyn North | | |
| Period - From | 20/06/2019 | to | 19/06/2020 | | So | urce | 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Add | dress of comparable property | Price | Date of sale |
|-----|------------------------------|-------------|--------------|
| 1 | 4/34 May St DEEPDENE 3103 | \$2,268,000 | 02/03/2020 |
| 2 | | | |
| 3 | | | |

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.

This Statement of Information was prepared on:

20/06/2020 16:21









Property Type: House (Res) Agent Comments Indicative Selling Price \$2,000,000 - \$2,200,000 Median House Price 20/06/2019 - 19/06/2020: \$1,871,000

Comparable Properties



4/34 May St DEEPDENE 3103 (REI)

Price: \$2,268,000 Method: Private Sale Date: 02/03/2020 Property Type: Townhouse (Single) Agent Comments Very similar home

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.

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.