

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

2/6 Corhampton Road, Balwyn North Vic 3104

Indicative selling price

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

Single price

\$1,425,000

Median sale price

Median price

\$1,015,000

Property Type

Unit

Suburb

Balwyn North

Period - From

16/11/2018

to

15/11/2019

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	47 Aylmer St BALWYN NORTH 3104	\$1,531,000	03/08/2019
2	29b Nicholson St BALWYN NORTH 3104	\$1,360,000	29/08/2019
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:

16/11/2019 17:19



 3  2  2

Rooms: 5
Property Type: Unit
Land Size: 324 sqm approx
Agent Comments

Indicative Selling Price
\$1,425,000

Median Unit Price
16/11/2018 - 15/11/2019: \$1,015,000

Comparable Properties



47 Aylmer St BALWYN NORTH 3104 (REI)

Agent Comments

 3  2  2

Price: \$1,531,000
Method: Auction Sale
Date: 03/08/2019
Property Type: Unit
Land Size: 367 sqm approx



29b Nicholson St BALWYN NORTH 3104 (REI)

Agent Comments

 3  2  2

Price: \$1,360,000
Method: Private Sale
Date: 29/08/2019
Property Type: Unit
Land Size: 425 sqm approx

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.