

## 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 8a Sylvan Street, Balwyn North Vic 3104

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,800,000 & \$1,950,000

#### Median sale price

Median price \$1,500,000 House X Unit  Suburb Balwyn North

Period - From 01/04/2019 to 30/06/2019 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	65 Stroud St BALWYN 3103	\$1,938,750	22/06/2019
2	11 Kaleno Vw BALWYN 3103	\$1,907,000	27/07/2019
3	8 Sylvan St BALWYN NORTH 3104	\$1,875,000	16/05/2019

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.