

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 1B Glenthorn Avenue, Balwyn North, VIC 3104

Indicative selling price

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

Price Range \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,531,000 Property Type Townhouse Suburb Balwyn North (3104)

Period - From 31/10/2018 to 31/10/2019 Source Realestate

Comparable property sales

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
2 GLENLUSS STREET, BALWYN VIC 3103	\$1,720,000	21/09/2019
39 BURROUGHS ROAD, BALWYN VIC 3103	\$1,510,000	07/05/2019
16 GLENTHORN AVENUE, BALWYN NORTH VIC 3104	\$1,626,000	05/06/2019

This Statement of Information was prepared on: 14/11/2019