

# 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

12 Wynyard Crescent, 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)

Single price

\$3,480,000

### Median sale price

Median price

\$1,600,000

Property Type

House

Suburb

Balwyn North

Period - From

17/09/2018

to

16/09/2019

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	11 Kalimna St BALWYN 3103	\$3,800,000	04/08/2019
2	5 Houghton St BALWYN NORTH 3104	\$3,500,000	07/08/2019
3	32 Linckens Cr BALWYN 3103	\$3,190,000	02/07/2019

**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.~~

This Statement of Information was prepared on:

17/09/2019 11:13



4   3   3

**Property Type:** House (Res)

**Land Size:** 892 sqm approx

Agent Comments

**Indicative Selling Price**

\$3,480,000

**Median House Price**

17/09/2018 - 16/09/2019: \$1,600,000

## Comparable Properties



11 Kalimna St BALWYN 3103 (REI)

Agent Comments

6   4   3

**Price:** \$3,800,000

**Method:** Expression of Interest

**Date:** 04/08/2019

**Rooms:** 10

**Property Type:** House (Res)

**Land Size:** 714 sqm approx



5 Houghton St BALWYN NORTH 3104 (REI/VG) Agent Comments

5   5   2

**Price:** \$3,500,000

**Method:** Private Sale

**Date:** 07/08/2019

**Rooms:** 12

**Property Type:** House

**Land Size:** 701 sqm approx



32 Linckens Cr BALWYN 3103 (REI)

Agent Comments

5   4   2

**Price:** \$3,190,000

**Method:** Private Sale

**Date:** 02/07/2019

**Property Type:** House (Res)

**Land Size:** 764 sqm approx