### STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

#### Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address including suburb and postcode

20 Clayton Road, Balwyn, VIC 3103

#### Indicative selling price

Single Price or Range between

\$2,000,000

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

#### Median sale price

Median Price \$2,210,000	Property Type  House	Suburb BALWYN
Period From 04/06/2019	Period To 04/12/2019	Source Core Logic

#### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



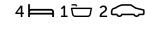
# 8 BRUCE STREET BALWYN

Price \$2,328,000 Date of Sale 30/11/2019 Land 718 sgm



## 4 CARRINGTON STREET BALWYN NORTH

Price \$1,910,000 Date of Sale 16/11/2019 Land 683 sgm



4 **=** 4 **=** 2 **=** 



#### 10 FREEMAN STREET BALWYN

Price \$2,370,000 Date of Sale 09/11/2019 Land 724 sqm