

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**

4  4  2 

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



**4 CARRINGTON STREET
BALWYN NORTH**

4  1  2 

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



**10 FREEMAN STREET
BALWYN**

3  1  1 

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