

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 31 Knutsford Street, Balwyn, VIC 3103

Indicative selling price

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

Single Price \$3,098,000

Median sale price

Median price \$2,210,000

Property Type House

Suburb Balwyn (3103)

Period - From 01/07/2018

to

30/06/2019

Source REIV

Comparable property sales

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: 05/02/2019