### 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

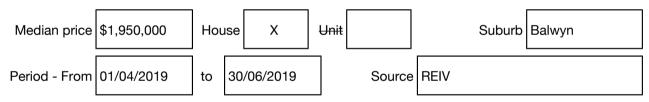
1/17 Belgrove Avenue, Balwyn Vic 3103

#### Indicative selling price

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

 Range between
 \$1,200,000
 &
 \$1,320,000

#### Median sale price



#### 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	2/8 Jurang St BALWYN 3103	\$1,310,000	16/03/2019
2	2/37 Maud St BALWYN NORTH 3104	\$1,280,000	20/07/2019
3	1/16 Westminster St BALWYN 3103	\$1,213,000	01/06/2019

#### 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.

#### Account - Marshall White | P: 03 9822 9999 | F: 03 9824 4897

propertydata

#### Generated: 31/07/2019 11:25

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





Rooms: Property Type: Unit Land Size: 286 sqm approx Agent Comments Indicative Selling Price \$1,200,000 - \$1,320,000 Median House Price June quarter 2019: \$1,950,000

## **Comparable Properties**



2/8 Jurang St BALWYN 3103 (REI/VG)

Price: \$1,310,000 Method: Private Sale Date: 16/03/2019 Rooms: 6 Property Type: Townhouse (Single) Land Size: 253 sqm approx Agent Comments

2/37 Maud St BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$1,280,000 Method: Auction Sale Date: 20/07/2019 Rooms: 6 Property Type: Unit

1/16 Westminster St BALWYN 3103 (REI/VG) Agent



Agent Comments



Price: \$1,213,000 Method: Auction Sale Date: 01/06/2019 Rooms: 4 Property Type: Unit

Account - Marshall White | P: 03 9822 9999 | F: 03 9824 4897

propertydata

#### Generated: 31/07/2019 11:25

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

