## 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

16 Wild Life Parade, Balwyn North Vic 3104

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,600,000		&		\$2,800,000			
Median sale p	rice							
Median price	\$1,725,000	Pro	operty Type	Hou	se		Suburb	Balwyn North
Period - From	01/07/2019	to	30/09/2019		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	1 Maughan Pde BALWYN NORTH 3104	\$2,900,000	02/11/2019
2			
3			

#### OR

**B**<sup>\*</sup> 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.

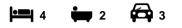
This Statement of Information was prepared on:

18/11/2019 16:41









Property Type: House Agent Comments Mark Read 03 9831 2818 0402 215 841 markread@jelliscraig.com.au

Indicative Selling Price \$2,600,000 - \$2,800,000 Median House Price September quarter 2019: \$1,725,000

# **Comparable Properties**



1 Maughan Pde BALWYN NORTH 3104 (REI) Agent Comments



Price: \$2,900,000 Method: Sold Before Auction Date: 02/11/2019 Property Type: House Land Size: 745 sqm approx

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 - Jellis Craig | P: 98305966



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.