

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 consumer.vic.gov.au/underquoting

Range between \$2,600,000 & \$2,800,000

Median sale price

Median price \$1,725,000 Property Type House Suburb Balwyn North

Period - From 01/07/2019 to 30/09/2019 Source 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 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	1 Maughan Pde BALWYN NORTH 3104	\$2,900,000	02/11/2019
2			
3			

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.

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4 2 3

Property Type: House

Agent Comments

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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

4 3 2

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.